

Sustainability Appraisal

Document Information

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Document Information

i Non-technical Summary

This is the non-technical summary of the draft sustainability appraisal report which has been produced alongside the Huntingdonshire Local Plan Update.

Why do we do sustainability appraisal?

When drawing up new planning documents the effects they will have on the environment and people's quality of life, both now and in the future are some of the most important things to consider. To be sure that the plan does not cause economic, environmental and social problems, at the heart of the plan production process there is a system of assessment known as Sustainability Appraisal (SA).

SA is a systematic process for assessing the extent to which the emerging plan will help to achieve sustainable development. It is an opportunity to consider ways by which the plan can contribute to improvements in economic, environmental and social conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have.

The purpose of the planning system is to contribute to the achievement of sustainable development. The Government's view of what constitutes sustainable development is set out in the National Planning Policy Framework (NPPF). The NPPF uses the United Nations definition of sustainable development as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

How will the appraisal be done?

The SA process requires the following stages and tasks be met:

Table 1 Stages A to E in the SA/SEA process

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
<p>A1: Identifying relevant plans and programmes' (Schedule 2, (1) and (5))</p> <ul style="list-style-type: none"> The purpose of this task is to establish how the plan is affected by outside factors, to suggest ideas for how any constraints can be addressed, and to help identify environmental protection objectives.
<p>A2: Collecting baseline information' (Schedule 2, (2) and (3))</p> <ul style="list-style-type: none"> The purpose of this task is to provide an evidence base for environmental impacts, prediction of what will happen without the plan as well as what effects it could have, monitoring and to help in the development of SA objectives.
<p>A3: Identifying sustainability issues and problems' (Schedule 2, (4) and Schedule 1, (1))</p> <ul style="list-style-type: none"> The purpose of this task is to help focus the SA and streamline the subsequent stages, including baseline information analysis, setting the SA objectives, prediction of effects and monitoring
<p>A4: Developing the SA framework' (Schedule 2, (6))</p> <ul style="list-style-type: none"> The purpose of this task is to provide a means by which the environmental performance of the plan or programme and alternatives can be assessed.
<p>A5: Consulting on the scope of the SA' (Part 3(5))</p> <ul style="list-style-type: none"> The purpose of this task is to ensure that the SA covers the likely significant environmental effects of the plan and to ensure that the SA process is and will be robust and suitably comprehensive in order to support production of the plan.
Stage B: Developing and refining options and assessing effects

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B1: Testing the plan objectives against the SA framework (Schedule 2, (6))

- The purpose of this task is to identify potential synergies or inconsistencies between the objectives of the plan and the SA objectives.

B2: Developing plan options (Part 3(12) and Schedule 2, (8))

- The purpose of this task is to develop and refine options.

B3: Predicting the effects of the plan and alternatives (Schedule 2, (6))

- The purpose of this task is to predict the significant environmental effects of the plan and alternatives.

B4: Evaluating the effects of the plan and alternatives (Schedule 2, (6))

- The purpose of this task is to evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan.

B5: Considering ways of mitigating adverse effects and maximising beneficial effects (Schedule 2, (7))

- The purpose of this task is to ensure that adverse effects are identified and potential mitigation measures are considered.

B6: Proposing measures to monitor the significant effects of implementing the plan (Schedule 2, (9))

- The purpose of this task is to detail the means by which the environmental performance of the plan can be assessed.

Stage C: Preparing the Sustainability Appraisal Report

C1: Preparing the Sustainability Appraisal Report (Part 3(12) and Schedule 2, (6) to (10))

- The purpose of this task is to present the predicted effects of the plan, including alternatives, in a form suitable for public consultation and use by decision makers.

Stage D: Consulting on the draft plan and the Sustainability Appraisal Report

D1: Public participation on the draft plan and the Sustainability Appraisal report (Part 3(13))

- The purpose of this task is to give the public and Consultation Bodies an opportunity to express their opinions on the findings of the Environmental Report and to use it as a reference point in commenting on the plan. To gather more information through the opinions and concerns of the public.

D2: Appraising significant changes (Schedule 2, (6))

- The purpose of this task is to ensure that the environmental implications of any significant changes to the draft plan are assessed and taken into account.

D3: Making decisions and providing information (Part 4(16))

- The purpose of this task is to provide information on how the Sustainability Appraisal Report and consultees' opinions were taken into account in deciding the final format of the plan to be adopted.

Stage E: Monitoring the significant effects of implementing the plan on the environment

E1: Developing aims and methods for monitoring (Part 4(17))

- The purpose of this task is to track the environmental effects of the plan to show whether they are as predicted; to help identify any adverse effects.

E2: Responding to adverse effects (Part 4(17))

- The purpose of this task is to prepare for appropriate responses where adverse effects are identified.

What has been done so far up to Autumn 2024?

Stage A - The Scoping stage

A1 - Identifying relevant plans, programmes and strategies

Plans, programmes and strategies that were considered to be relevant were reviewed. A full list of these is provided in Appendix 1 to the SA. The appendix splits these into international, national, regional, sub-regional, county and local level documents. The key aims, objectives, and targets/ indicators for each plan, programme and strategy are identified alongside how they will shape the Huntingdonshire Local Plan and what baseline topic they relate to.

The key aims, messages and objectives from the relevant plans, programmes and strategies are summarised below:

Grouping	Key aims, messages and objectives
Procedural	<ul style="list-style-type: none"> The Local Plan and its proposals are required to undergo a Sustainability Appraisal (including an Environmental Impact Assessment) The Local Plan must undergo a Habitats Regulations Assessment (HRA) The Local Plan and its proposals must be assessed for their impact on protected characteristics through an Equality Impact Assessment Evidence used to shape the Local Plan must be made publicly available Consultation will be undertaken throughout the plan making process and recorded in a Statement of Consultation document
Overarching	<ul style="list-style-type: none"> The Local Plan must promote all strands of sustainable development (economic, environmental and social) in a holistic way

Grouping	Key aims, messages and objectives
	<ul style="list-style-type: none"> Sustainability is an underlying principle of the planning system Consider the economic, environmental and social ambitions of the Oxford-Cambridge Arc (now known as the Oxford to Cambridge Pan-regional Partnership) Incorporate where possible the Cambridgeshire & Peterborough Combined Authority's and Huntingdonshire District Council's corporate aims and objectives Development needs to be well designed and where people want to live and work
Climate change:	<ul style="list-style-type: none"> The Local Plan must include policies on climate change The UK Government has pledged to be carbon neutral by 2050, the District Council has set a target of reaching net zero carbon by 2040
Carbon Emissions and Targets	<ul style="list-style-type: none"> Plan for and respond to the impacts of climate change Promote opportunities for renewable and low carbon energy generation including community led generation
Renewable Energy and Energy Efficiency	<ul style="list-style-type: none"> Improve the energy performance of buildings to reduce energy consumption and reduce costs to residents Support retrofitting of older and less energy efficient housing stock and non-residential buildings
Flooding and Water	<ul style="list-style-type: none"> Minimise the damage of flooding to people and property Incorporate flood resilient and resistant design into new builds where there is a risk of flooding from any source
Waste and Recycling	<ul style="list-style-type: none"> Ensure there is sufficient water capacity to service growth Promote the development of water efficient homes and non-residential buildings Integrate the 'waste hierarchy' of reduce waste and increase the amount which is re-used and recycled to meet national and local targets

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Grouping	Key aims, messages and objectives
	<ul style="list-style-type: none"> Promote opportunities to create a circular economy by maximising the reuse of materials, particularly in construction Ensure sustainable waste management practices are in place
Environmental:	<ul style="list-style-type: none"> Protect and enhance the various landscapes and their key characteristics
Landscape	<ul style="list-style-type: none"> Maintain and enhance landscape and townscape character
Land, Soils and Agriculture	<ul style="list-style-type: none"> Promote landscape protection, management and planning Conserve and where possible enhance the best and most versatile agricultural land
Biodiversity, Habitats and the Natural Environment	<ul style="list-style-type: none"> Support sustainable agricultural practices Conserve and restore peatland Prioritise the reuse of previously developed land (brownfield land) over greenfield land
Green Infrastructure and Open Space	<ul style="list-style-type: none"> Protect and enhance biodiversity, natural habitats and wild fauna and flora, including international, national and local designated sites Policies and proposals must seek a minimum 10% biodiversity net gain
Pollution	<ul style="list-style-type: none"> Conserve existing tree cover and support additional tree planting Support access to the countryside and the public rights of way network Protect and enhance green infrastructure Ensure that all residents have access to open and green space Improve the quality and quantity of open spaces and accessibility to these spaces

Grouping	Key aims, messages and objectives
	<ul style="list-style-type: none"> Minimise water pollution to increase the ecology quality of rivers and groundwater Reduce the concentration of air pollutants and keep levels of pollutants below maximum levels
Socio-economic:	<ul style="list-style-type: none"> Identify land that will meet the housing needs of the district
Housing	<ul style="list-style-type: none"> Provide a variety of housing types, mix and tenures across the district Tackle affordability issues
Population and Health	<ul style="list-style-type: none"> Provide homes that meet people's needs or are capable of being adapted in the future to accommodate changing needs
Income and Deprivation	<ul style="list-style-type: none"> Ensure the needs of Gypsy and Travellers are met Provide care homes, accommodation and health facilities to meet the needs of the elderly or those with specific medical needs in accessible locations
Employment and Business	<ul style="list-style-type: none"> Support self and custom build housing
Travel and Transport	<ul style="list-style-type: none"> Promote high quality design for housing products that reflect local character and are integrated into the surrounding community
Digital Infrastructure and Communications	<ul style="list-style-type: none"> Improve health and well-being Enhance quality and quantity of indoors and outdoors sports facilities Tackle inequalities to raise quality of life Promote social inclusion and integration
Retail and Town Centres	<ul style="list-style-type: none"> Promote Huntingdonshire's contribution to the wider Cambridgeshire and Peterborough economy
Tourism and Leisure	<ul style="list-style-type: none"> Support existing businesses Enhance employment opportunities for all Support small and medium sized businesses to grow and thrive within the district

Grouping	Key aims, messages and objectives
Community Services and Facilities Education Heritage	<ul style="list-style-type: none"> • Ensure adequate public transport infrastructure to access services, facilities and employment destinations via more sustainable modes of transport • Reduce the dependency on private car usage • Improve public transport in rural areas • Support strategic highway and transport projects • Ensure communities are digitally connected • Support digital connectivity particularly in more rural parts of the district • Support Huntingdonshire's high streets and retail centres • Support the tourism and leisure sector • Ensure there is good access to facilities such as community, sports, health and leisure facilities • Support the provision of additional community services and facilities

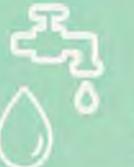
Grouping	Key aims, messages and objectives
	<ul style="list-style-type: none"> • Ensure that everyone has access to education and training • Maintain townscape character • Protect heritage assets and the historic environment and their cultural and architectural significance • Promote the contribution the historic environment makes to the social, economic and cultural aspects of life • Recognise and protect archaeological heritage

A2 - Collecting baseline information

The baseline information has been split into three groupings: climate emergency, environmental and socio-economic. These groupings are used throughout this report. More detail on the baseline information can be found in "A2: Collecting baseline information".

The below image summarises the key baseline information found:

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<p>District is 913 square km 9 landscape character areas Most land is high quality agricultural land for crops</p>  <p>The habitat and nature restoration project: Great Fen supporting eco tourism Numerous waterways and marinas 3 national cycleways</p>  <p>River Great Ouse and River Nene Flood risk prominent 634 water bodies</p>  <p>Anglian region : 2017/18 109 megalitres/day demand, in 2045 could rise to 1,240 megalitres/day</p>	<p>Internationally protected nature sites (Ouse Washes, Portholme & Woodwalton Fen) 26 SSSIs and 135 County Wildlife Sites</p>  <p>605 greenspaces totalling 1,229ha+ 87sqm greenspace/person</p>  <p>4 Air Quality Management Areas</p>	<p>70 wind turbines 12 solar farms</p>   <p>Be net zero by 2040 44% of carbon emissions from transport</p>  <p>90% of households have organic waste collection 2021/22 - 58% waste recycled/ composted</p>  <p>30% housing stock built 1950s/60s, 40% 1970s-90s and 19% since 2000 2020 - 10.95% households in fuel poverty</p>
<p>86,000 employees in 2020 7,895 enterprises (89.93% 0-9 employees) Median weekly pay £589</p>  <p>4 market towns & 4 out of town retail parks</p>  <p>Strategic transport connections - A1, A14, A428, A141, A1123, A1096, A1198, A605 Guided busway & 2 railway stations</p>  <p>68.92% have indoor 4G coverage from all operators 40.8% premises have superfast broadband & 54.8% have ultrafast</p> 	<p>86,473 dwellings in April 2022 71.3% owner occupied in 2011 12.9% of homes are social rented</p>  <p>Mar 2022 - £320,699 avg. house price 2021 ONS affordability ratio = 9.6</p>  <p>2021 census = 180,800 population Life expectancy of those born 2001-03, females 81.5 and males 77.5 years</p>	<p>956 care beds 1 hospital & 21 full time GP surgeries 69th least deprived district in England</p>  <p>2,216 listed buildings 84 scheduled monument 61 conservation areas 5 registered parks & gardens</p>  <p>10 libraries and 2 mobile services 28 Assets of Community Value in Oct 2022</p>  <p>73 state schools 2.1% of people have no qualifications 60.7% people have NVQ1 41.5% people have NVQ4+</p> 

A3 - Identifying sustainability issues and problems

Following the collection of baseline data, the following key sustainability issues and problems were identified, these have been set out below. Section "A3: Identifying sustainability issues and problems" also identifies how these issues and problems could shape the SA framework.

Sustainability issues and problems
<p>Carbon Emissions and Targets:</p> <ul style="list-style-type: none"> ● Increased summer temperatures will impact on comfort and usability of existing properties ● Drier summers and wetter winters will create issues for flooding, water storage and management, soil and agricultural productivity and habitat survival ● CO₂ emissions are reducing across industrial, commercial, domestic and public sectors ● CO₂ emissions are very high for transport, influenced by the presence of the A1, A14 and East Coast Mainline Railway coupled with the largely rural nature of the district ● Per capita emissions are significantly higher than for England but typical for Cambridgeshire ● Increasing the climate resilience and energy efficiency of buildings and spaces
<p>Renewable Energy and Energy Efficiency:</p> <ul style="list-style-type: none"> ● Renewable power generation within Huntingdonshire has shifted from a focus on wind turbines to solar farms requiring extensive areas of land but with some scope for complementary agricultural use ● The age of the housing stock means that retrofitting of energy efficiency measures will be crucial in boosting the sustainability of the district's homes ● Fuel poverty was already an issue for over 1 in 10 households before the April 2022 price rises; this is expected to become more intense in the short term

Sustainability issues and problems
<ul style="list-style-type: none"> ● Access to mains gas is not universal throughout the district with some locations relying on individual oil tanks; in such circumstances alternative community heating systems may offer a more sustainable solution ● The visual impact of on-shore renewable energy production needs to be balanced with the impact on local landscape and communities
<p>Flooding and Water:</p> <ul style="list-style-type: none"> ● The impacts of climate change will see increases in extreme weather events, leading to increased rainfall, rainfall intensity and sea level rises all of which will increase the impact of all sources of flooding in the district. Potential to impact on existing and new developments, infrastructure and agricultural productivity, social and economic impacts across the district ● Potential need to set aside land for flood mitigation measures due to increased flood risk and understand effectiveness flood management infrastructure ● Increased flood risk may influence where development can be sustainably located ● Ensuring that new growth does not adversely affect water resources or water resources management infrastructure and that there are sufficient measures in place to balance water supply across the district ● Ensuring that homes and businesses are resilient to flooding and provide effective water management to maintain water resources for all ● Ensuring new development does not adversely impact on the ecological and biological status of water bodies
<p>Waste and Recycling:</p> <ul style="list-style-type: none"> ● Many tonnes of waste are sent to landfills and recycling centres ● Increasing levels of recycling and re-using materials reduces how much material ends up in landfills reducing their environmental effects and supporting a circular economy

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Sustainability issues and problems
<ul style="list-style-type: none"> • Growth places additional demand on existing waste and recycling collection services • The waste attributed to the construction of new buildings
<p>Landscape:</p> <ul style="list-style-type: none"> • Huntingdonshire's landscape and its distinctive qualities are vulnerable to the impacts of climate change, insensitive new development and land management practices • Water management is key to landscape character throughout much of the district • The expansive, flat wetlands of the Fens are particularly vulnerable to the impacts of climate change degrading fertile peat soils and its landscape character • The River Great Ouse flows through or around three of Huntingdonshire's four market towns providing a high quality landscape setting to them and recreational opportunities but also an increased risk of flooding
<p>Land, Soils and Agriculture:</p> <ul style="list-style-type: none"> • A very high proportion of the district's agricultural land is classified as best and most versatile, whilst this is beneficial for production and food security it provides challenges for focusing development onto less valuable land • Degradation of peat and soil erosion resulting in the loss of the most fertile soils • There are limited remaining opportunities for largescale reuse of previously developed land
<p>Biodiversity, Habitats and the Natural Environment:</p> <ul style="list-style-type: none"> • There are several sites designated at an international and national level for their biodiversity and habitat value as well as non-designated sites identified for their local nature conservation value • Nature conservation sites and ancient woodland are vulnerable to new developments and land management practices.

Sustainability issues and problems
<ul style="list-style-type: none"> • Two thirds of SSSIs in Huntingdonshire are in a favourable state, with approximately a third of SSSIs not in a favourable condition, although these are in a recovering state • Visitor pressures on designated and non-designated sites may harm the quality of these sites for nature conservation and vital habitats • Nature conservation sites and other natural environments are vulnerable to the impacts of climate change • Trees are a natural carbon store, with established and mature trees taking in the most carbon
<p>Green Infrastructure and Open Space:</p> <ul style="list-style-type: none"> • Huntingdonshire has several strategic green infrastructure areas: the Great Fen, Nene Valley, Great Ouse Valley and the West Cambridgeshire Hundreds • Strategic green infrastructure and localised provision of open green space provide important social benefits to human health and wellbeing as well as opportunities for habitat and biodiversity conservation and enhancement • Green infrastructure and open space must be located in accessible places • Several public parks and gardens are managed to the Green Flag Award standard, with others aspiring to the standard
<p>Pollution:</p> <ul style="list-style-type: none"> • The most significant air quality issues arise from traffic and congestion • Air, noise and light pollution can have serious implications on the health and wellbeing of people and cause harm to the natural environment and disrupt the lifecycles of wildlife • Homes, employment, schools, services and facilities should be accessible via walking, cycling and public transport • Light and noise pollution can reduce the tranquillity of the countryside and green spaces within settlements

Sustainability issues and problems

Housing:

- Ensuring the delivery of an ongoing supply of new homes in sustainable locations
- Ensuring new homes provide a mix of types, sizes and tenures aligned with the composition of the local population
- Affordability ratios of house prices to around 9 times average earnings create significant stress in the housing market and result in strong social sustainability challenges
- Proactive work through the prevention duty regarding homelessness has high effectiveness rates and reduces social sustainability challenges through the trauma otherwise experienced by those who become homeless
- Ensuring a range of accessible, adaptable and specialist new homes are available suitable to meet the changing needs of residents as the population ages overall

Population and Health:

- The ageing and in some locations declining population may lead to challenges for the social sustainability of communities, for health and social provision and provision of appropriate housing options.
- Decreasing proportion of the population is of working age raising the proportion of dependants.
- Natural change is decreasing and may result in a negative rate of population growth unless in-migration is sufficient to counterbalance falling population numbers
- GP surgeries are concentrated in larger settlements necessitating residents of almost all villages to travel for appointments or rely on telephone or other remote forms of consultations
- Health indicators suggest that Huntingdonshire's population is typically slightly healthier than that for England on average but deaths from particulate air pollution were higher than average in 2019 although it should be noted that this was prior to the rerouting of the A14 and consequent impact on air quality management areas

Sustainability issues and problems

Income and Deprivation:

- Huntingdonshire shows great disparity across the district in terms of income and deprivation
- Median weekly pay in Huntingdonshire is in decline potentially creating a less financially stable population

Employment and Businesses:

- Post-pandemic recovery: addressing the decline in the number of jobs in the district
- Supporting and maintaining a stable economy: facilitating growth of key industries by providing appropriate land for development and expansion
- Supporting rural enterprises to provide sustainable job opportunities in outside the existing employment clusters
- Addressing the post-pandemic decline in the number of enterprises in the district
- Facilitating access to higher level occupations where required across the district
- Addressing the contribution that Huntingdonshire makes to Knowledge Intensive industries
- Providing complementary enterprises to support supply chains and economic growth

Travel and Transport:

- Huntingdonshire is well located in terms of the strategic road network creating pressure from logistics businesses for new sites and generating high levels of road based through travel and locally generated car travel
- A variety of road and active travel infrastructure improvements are proposed which may reduce congestion, improve journey times and increase the attractiveness of active travel modes for journeys
- The district's semi-rural nature means some parts are relatively remote which increases reliance on private vehicles and engenders viability

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Sustainability issues and problems
<p>challenges for public transport; the distances involved can make walking and cycling unattractive options for many journeys</p>
<p>Digital Infrastructure and Communications:</p> <ul style="list-style-type: none"> • Reducing inequality, economic opportunity and vital access to services via digital infrastructure • Reducing social exclusion by providing improved access to improved online services especially in rural areas • Enabling businesses and rural businesses to thrive through improved broadband and mobile coverage • Decreasing rural isolation through improved broadband and mobile coverage
<p>Retail and Town Centres:</p> <ul style="list-style-type: none"> • Increase in retail/ town centre use vacancies in key locations that provide accessible sustainable access to leisure, services and retail, impacting on social and economic health of the district • Potential contraction of the high street and detrimental impacts on business viability • Perceived safety threats from vacant units and low activity levels potentially creating inhospitable and unsafe neighbourhoods • Ensuring high streets in the district provide easy access to leisure, services and retail
<p>Tourism and Leisure:</p> <ul style="list-style-type: none"> • The conservation of wildlife and landscapes are not harmed through tourism and leisure pursuits • Tourism and leisure play an important role in people's health and well being so needs to be accessible to all • Growth places additional demand on existing tourist attractions and leisure facilities

Sustainability issues and problems
<ul style="list-style-type: none"> • Local tourist attractions and leisure facilities contribute towards the local economy and supports local communities through employment, voluntary opportunities and celebrating local heritage and past times
<p>Community Services and Facilities:</p> <ul style="list-style-type: none"> • Availability of multi-use community spaces where people can gather • Sustainable access to services and facilities across the district • Retention of and long-term sustainability of community services and facilities
<p>Education:</p> <ul style="list-style-type: none"> • Ensuring residents have access to a range of educational providers in sustainable locations to meet the growing population • Ensuring education levels and range of qualifications are available for all to facilitate social mobility and job prospects for residents, intern contributing to the economic growth of the district • Providing enough SEND provision as a result of new growth
<p>Heritage:</p> <ul style="list-style-type: none"> • There are many designated and non-designated structures assets, a small proportion are judged to be at risk • Heritage assets face pressures from future development that may cause harm to them and to their setting • Conservation areas may see a gradual erosion of their special features which may undermine the original reasons for designation • Significant archaeology may yet to be discovered • Climate change and flooding events pose significant risks to the historic environment

A4 - Developing the sustainability appraisal framework

Following the review of relevant plans, programmes and strategies, the identification of baseline information and sustainability issues and problems, the following SA objectives were considered to be:

Climate emergency

- **SA1** - Contribute to achieving the district's ambition to reach net zero carbon emissions by 2040
- **SA2** - Improve adaptability and resilience to the unavoidable impacts of the climate emergency
- **SA3** - Manage Huntingdonshire's water resources in a sustainable manner and reduce the risk all potential sources of flooding to people, properties and the environment

Environmental

- **SA4** - Make efficient use of land by maximising development on previously developed land where this is not of high biodiversity value and minimising that on the best and most versatile agricultural land
- **SA5** - Improve the quantity and quality of publicly accessible natural green space and enhance the strategic green and blue infrastructure network and links to it
- **SA6** - Promote conservation, enhancement, recovery and connectivity of sites of biodiversity or geodiversity significance
- **SA7** - Conserve and enhance the special qualities and integrity of our landscape and townscape character and the local distinctiveness of settlements
- **SA8** - Contribute to the minimisation and reduction of all forms of pollution

Socio-economic

- **SA9** - All people have access to high quality affordable homes that meet their needs across their lifetime
- **SA10** - Enhance the quality, range and accessibility of social and community services and facilities to promote social inclusion particularly amongst those most at risk of experiencing discrimination, poverty and social exclusion
- **SA11** - Enhance the quality, range and accessibility of economic opportunities for all communities
- **SA12** - Reduce the need to travel by car and promote active travel and public transport infrastructure
- **SA13** - Strengthen, modernise and diversify the local economy and promote opportunities for growth of indigenous companies as well as encouraging sustainable inward investment
- **SA14** - Support the successful response of town, local and village retail centres to changing shopping and social trends
- **SA15** - Promote high quality design and placemaking that enables attractive, safe and resilient communities
- **SA16** - Conserve, sustain and enhance designated and non-designated heritage assets and their setting(s)

A series of decision aiding questions have been drawn up for each objective. The decision aiding questions have been specifically worded so that the appraisal can be applied to the three different types of policy that will be part of the new Local Plan. This means that there is at least one decision aiding question for strategic, site specific and development management policies for each objective.

The full sustainability appraisal framework, including all the decision aiding questions, can be found in 'A4: Developing the SA framework'.

A5 - Consulting on the scope of the sustainability appraisal

The council is required to consult on the scope of the SA with the Environment Agency, Historic England and Natural England, often referred to as the SA Bodies. Consultation with environmental bodies ran between 20 October and 30 November 2022.

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Comments on a draft of the scoping report were received from all three environmental bodies. Their comments have been compiled into a table alongside the Council's response to them highlighting where amendments have been made to this report. This table can be found in Appendix 2 of the SA.

The draft scoping report was made available for anyone to make comments between 1 February and 15 March 2023. This was so that the scoping report is as robust as possible and to promote participation in production of the new Huntingdonshire Local Plan. Comments received can be viewed on our [consultation portal](#), a summary of these comments and the changes made to the report can be found in the Statement of Consultation.

Stage A was completed with the publication of this [final scoping report](#).

More information can be found in 'A5: Consulting on the scope of the SA'.

Stage B - Develop Options and Appraise Effects

This stage integrates the SA process into plan preparation and completing the appraisals at an early stage so that the findings can inform and shape the way that all parts of the plan evolve in a meaningful way.

B1 - Testing the plan objectives against the SA framework

At the Further Issues and Options stage (Autumn 2024), stage B1 is not yet complete as we are consulting on options for the objectives of the Local Plan Update. This task is where we identify potential synergies or inconsistencies between the objectives of the Local Plan, referred to as Spatial Objectives and the SA Objectives established in Stage A.

B2 - Developing plan options, B3 - Predicting the effects of the plan and alternatives, B4 - Evaluating the effects of the plan and alternatives, B5 - Considering ways of mitigating adverse effects and maximising beneficial effects

Reflecting the iterative and interconnections between tasks B2, B3, B4 and B5, these have been undertaken together under 'B2 to B5: Developing and appraising plan options' section.

These tasks are where we develop and refine options for the development strategy, policies and site allocations for the Local Plan. It is also where we predict the significant effects of the plan and alternatives, whether they are economic, social or environmental; it is where we evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan. Finally, it is to ensure that adverse effects are identified and potential mitigation measures are considered.

At the Further and Issues and Options stage (Autumn 2024), we are assessing:

- the **Development Strategy** - this consists of the options put forward in the Further Issues and Options Paper 2024 address the strategic issues for the Local Plan Update and how the development strategy may be shaped. The issues covered are listed below:
 - The Local Plan Vision and Objectives
 - Settlement Hierarchy for Huntingdonshire
 - Approach to Employment and Economy
 - Housing Figures and Requirement
 - Achieving well-designed and beautiful places (note no options have been put forward at this stage but the FI&O Paper includes an additional question)
 - Growth Strategy Options
 - Green and Blue Infrastructure
 - The Approach to Climate Change
 - Tackling Flooding and Water
 - Housing Tenures and Housing Mix
 - Transport and Connectivity
- **Sites** - the appraisal for sites can be found within the appendices to the main SA report. The outcomes of the site appraisals were fed back into the Land Availability Assessment to conclude whether sites

were potentially suitable for further exploration or not and an indicative capacity undertaken or not.

All options and sites were appraised using the relevant Strategy and Sites decision aiding questions respectively developed in our Table 21 'SA framework' (see Table 20 of the SA Scoping Report). Each of were scored using the following scoring matrix:

Score	Effect of the approach
++	Contributes significantly to the achievement of the objective
+	Contributes to the achievement of the objective
N	No clear relationship to achieving the objective, the outcome is uncertain or the outcome may depend on delivery specific factors
	The objective is not relevant to the proposal
-	Detracts from achievement of the objective
--	Significantly detracts from achievement of the objective

Please note that for **Development Management Policies** we will appraise these against the policies section of the SA framework. Policies have not been included in the Further Issues and Options stage this section but will be included at a later stage.

B6 - Proposing measures to monitor the significant effects of implementing the plan

At the end of this stage is task B6 which is where we will propose how to measure and monitor the significant effects of implementing the Local Plan Update by ensuring that adverse effects are identified and potential mitigation measures are considered.

This stage will be completed after the Further Issues and Options stage and following the development of more detailed development management policies.

Stage C - Prepare the SA Report

Stage C is underway through with the production of this SA report. It sets out the work undertaken the Local Plan Update up to the Further Issues and Options consultation (Autumn 2024). This SA is accompanied by a series of appendices:

- Appendix 1 - A1 Plans and Programs
- Appendix 2 - A5 Consultation Comments
- Appendix 3 - Northern Huntingdonshire Site Appraisals
- Appendix 4 - North Eastern Huntingdonshire Site Appraisals
- Appendix 5 - Northern Central Huntingdonshire Site Appraisals
- Appendix 6 - Western Huntingdonshire Site Appraisals
- Appendix 7 - Central Huntingdonshire Site Appraisals
- Appendix 8 - Eastern Huntingdonshire Site Appraisals
- Appendix 9 - Southern Huntingdonshire Site Appraisals

Future steps

The methodology contained in this scoping report will be used to complete the sustainability appraisal process as part of the production of the new Local Plan:

- Remaining elements of Stage B: Elements will be completed as we move through to our Preferred Options.
- Stage D: Consulting on the draft plan and the Sustainability Appraisal Report' will be started with consultation on the draft Local Plan and will continue through the publication of the Proposed Submission Local Plan and through the examination process.
- Stage E: Monitoring the significant effects of implementing the plan on the environment' will start with preparation of the Proposed Submission Local Plan and continue through the examination process and will then continue after the adoption of the Local Plan with the Annual Monitoring Report.

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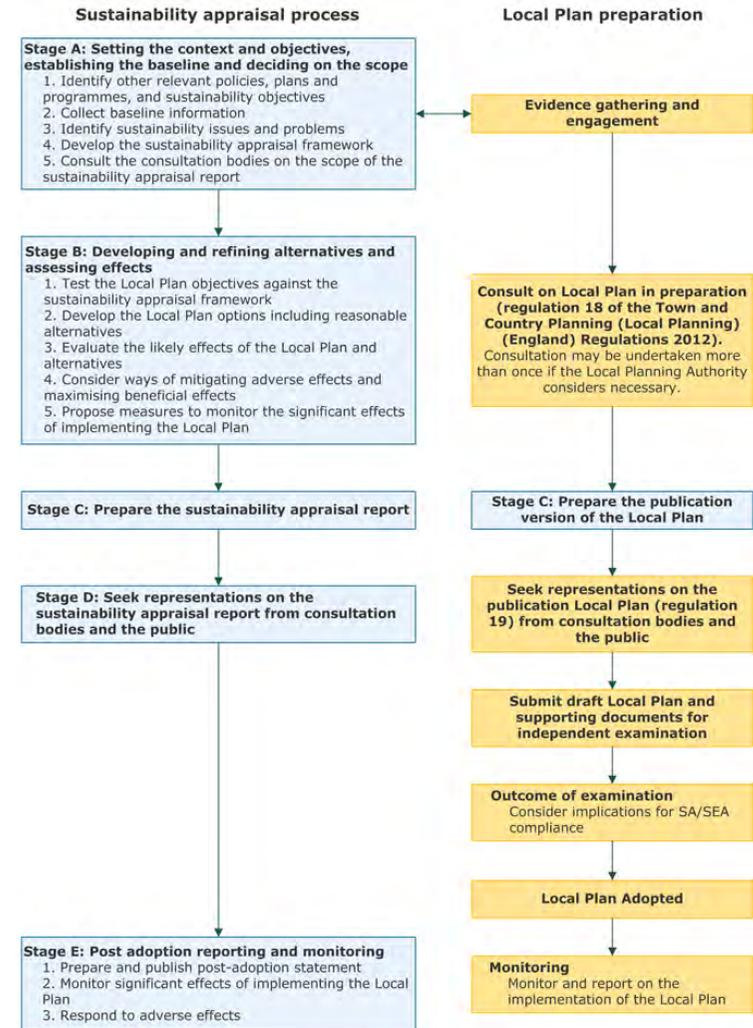
1 Sustainability Appraisal

- 1.1** When drawing up new planning documents the effects they will have on the environment and people's quality of life, both now and in the future are some of the most important things to consider. To be sure that the plan does not cause economic, environmental and social problems, at the heart of the plan production process there is a system of assessment known as Sustainability Appraisal (SA).
- 1.2** SA is a systematic process for assessing the extent to which the emerging plan will help to achieve sustainable development. It is an opportunity to consider ways by which the plan can contribute to improvements in economic, environmental and social conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have.
- 1.3** The commitment to the achievement of sustainable development is set out at an international and national level.
- 1.4** The purpose of the planning system is to contribute to the achievement of sustainable development. The Government's view of what constitutes sustainable development is set out in the [National Planning Policy Framework](#) (NPPF). The NPPF uses the United Nations definition of sustainable development as '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'. The NPPF also refers to the [United Nation's 17 Global Goals for Sustainable Development](#) which address social progress, economic well-being and environmental protection by 2030. Members of the United Nations (including the United Kingdom) have agreed to pursue these goals. At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.
- 1.5** For plan-making this means that:
- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
 - b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 1.6** Legal requirements for new planning documents require an assessment of the plan's impact on the environment to be undertaken. This process is known as Strategic Environmental Assessment (SEA) and is required under the SEA Directive. In 2004, the European SEA Directive was transposed into UK law through the [Environmental Assessment of Plans and Programmes Regulations 2004](#), (commonly referred to as the Strategic Environmental Assessment Regulations).
- 1.7** Furthermore, section 19 of the [Planning and Compulsory Purchase Act 2004 \(as amended\)](#) requires a local planning authority to carry out an SA of each of the proposals in a Local Plan during its preparation. More generally, section 39 of the Act requires that the authority preparing a Local Plan must do so '*with the objective of contributing to the achievement of sustainable development*'. Sustainability appraisals incorporate the requirements of the 2004 Environmental Assessment Regulations, meaning the SA and SEA are carried out together as part of the preparation of planning documents and are collectively known as the SA process.

1 Sustainability Appraisal

1.8 The methodology for the SA process takes into account the National Planning Practice Guidance (NPPG) on [Plan Making](#) and Sustainability Appraisals and incorporates requirements set out in the 2005 '[A Practical Guide to the Strategic Environmental Assessment Directive](#)'. The SA process consists of five stages (A-E), each of the stages are undertaken in tandem with the development of a local plan, as illustrated below.

Figure 1.1 Flowchart of the SA process alongside Local Plan production



The new Local Plan

- 1.9** The Local Plan will set out the planning policy for Huntingdonshire. It will include the strategy for spatial development of Huntingdonshire, the Council's policies for managing development in the district, and sites for achieving the development requirements. Initial engagement will focus on issues facing the district and identifying potential development sites. These will be refined through a series of options exploring the sustainability of potential policies and packages of development sites. Each phase of engagement will be accompanied by appropriate SA materials to explore the sustainability of the options being considered and a draft final SA will support the pre-submission version of the updated Huntingdonshire Local Plan.
- 1.10** The updated Huntingdonshire Local Plan and hence updated SA is necessary due to many changes to the context in which the Local Plan sits, summarised here:
- UK's formal withdrawal from the European Union
 - Planning and Levelling Up White Papers and Levelling Up and Regeneration Bill
 - Increasing emphasis on the impacts of climate change and reducing carbon emissions
 - Revised NPPF (and proposed further revisions to come) and new National Model Design Guide and Design Code
 - New use classes
 - Oxford-Cambridge Arc
 - National and sub-regional transport infrastructure projects
 - Updates and reviews to neighbouring local authorities' local plans
 - Coronavirus pandemic

How the SA will influence the Local Plan

- 1.11** The Council considers that SA is an integral part of the plan production process and is a core element of good planning. It is necessary to ensure that development occurring within the district takes the most sustainable form possible in economic, environmental and social terms. The Council has approached the SA in accordance with national guidance and undertaken the process in-house as part of the production of the Local Plan so that the SA and plan production are fully integrated.

Other appraisals and assessments

- 1.12** There are a range of appraisals and assessments associated with the production of the Local Plan. Where it is considered appropriate these other appraisals and assessments will be combined with the sustainability appraisal or completed at the same time.

Habitats Regulations Assessment

- 1.13** Probably the most important other assessment will be the Habitats Regulations Assessment (HRA), sometimes known as Appropriate Assessment. The HRA looks at the impact that the Local Plan is likely to have on European Sites (Special Areas of Conservation, Special Protection Areas and Ramsar sites). HRA is a two stage process that starts with a screening stage. If significant impacts on European sites cannot be ruled out by the screening stage a more detailed Appropriate Assessment will be required. The Appropriate Assessment will look at ways that significant effects can be avoided or mitigated against. HRA is required to be a separate process to sustainability appraisal.

Equality Impact Assessment

- 1.14** The Equalities Act 2010 requires the Council to have due regard to the need to eliminate unlawful discrimination, advance equality of opportunity and foster good relations. The Council also needs to demonstrate its compliance with the Equality Duty. The Council therefore needs to

1 Sustainability Appraisal

understand how its decisions and activities impact on different people and how they are affected by policies and practices. An Equality Impact Assessment (EqIA) is the method by which the Council can assess the impact of a new strategy, policy or decision.

1.15 The assessment focuses primarily on identifying circumstances where an adverse impact may occur; an adverse impact is defined as occurring when a strategy, policy or decision has a disproportionately negative effect on a protected group or groups. The characteristics protected by the Equality Act are:

- Age
- Disability
- Gender
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Religion and belief
- Race
- Sex
- Sexual orientation

Health Impact Assessment

1.16 HIA is a process used to evaluate the significance of the potential health effects of a proposed plan. It helps to inform choices about actions to prevent ill-health, promote good health and reduce health inequalities. When applied in the planning system, an HIA puts people at the heart of the process and seeks to address the barriers and opportunities for creating healthy places. The HIA can help identify a set of evidence-based practical recommendations to promote and protect the health of local communities. [Guidance from Public Health England](#) indicates that a health impact assessment may be combined with an SA or completed as a standalone document.

2 Sustainability Appraisal Methodology

- 2.1** The purpose of this chapter is to formulate a methodology for the SA and to complete the necessary steps to enable the Council to draw up the Local Plan and undertake the SA. The Council proposes a methodology for the SA process that is based on the tasks and stages set out in the government's ['A Practical Guide to the Strategic Environmental Assessment Directive'](#).
- 2.2** [Schedule 2](#) of the SEA Regulations sets out the information that must be provided within the SA:

1. an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;
2. the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;
3. the environmental characteristics of areas likely to be significantly affected;
4. any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;
5. the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;
6. the likely significant effects on the environment, including on issues such as:
 - a. biodiversity,
 - b. population,
 - c. human health,
 - d. fauna,

- e. flora,
- f. soil,
- g. water,
- h. air,
- i. climatic factors,
- j. material assets,
- k. cultural heritage including architectural and archaeological heritage,
- l. landscape, and
- m. the interrelationship between the above factors;

7. the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;
8. an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;
9. a description of the measures envisaged concerning monitoring in accordance with Article 10;
10. a non-technical summary of the information provided under the above headings.

- 2.3** The issues (a-m) identified are reflected in the topics used throughout this scoping report. To ensure all of these issues are addressed, the following table shows which topic addresses each of the Schedule 2 issues. The significant effects on these need to be assessed in terms of short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects.

2 Sustainability Appraisal Methodology

Table 2 Scoping report topics and the Schedule 2 issues they address

Issues listed in Schedule 2	Scoping report topic
a. biodiversity	<ul style="list-style-type: none"> • Biodiversity, Habitats and the Natural Environment • Green Infrastructure and Open Space
b. population	<ul style="list-style-type: none"> • Housing • Population and Health • Income and Deprivation • Employment and Businesses • Retail and Town Centres • Education
c. human health	<ul style="list-style-type: none"> • Population and Health • Income and Deprivation • Green Infrastructure and Open Space
d. fauna	<ul style="list-style-type: none"> • Biodiversity, Habitats and the Natural Environment
e. flora	<ul style="list-style-type: none"> • Biodiversity, Habitats and the Natural Environment
f. soil	<ul style="list-style-type: none"> • Land, Soils and Agriculture
g. water	<ul style="list-style-type: none"> • Flooding and Water
h. air	<ul style="list-style-type: none"> • Pollution
i. climatic factors	<ul style="list-style-type: none"> • Climate Emissions and Targets • Flooding and Water

Issues listed in Schedule 2	Scoping report topic
j. material assets	<ul style="list-style-type: none"> • Housing • Travel and Transport • Digital Infrastructure and Communications • Community Services and Facilities • Renewable Energy and Energy Efficiency • Waste and Recycling
k. cultural heritage, including architectural and archaeological heritage	<ul style="list-style-type: none"> • Heritage
l. landscape	<ul style="list-style-type: none"> • Landscape
m. the inter-relationship between the issues referred to in (a) to (l)	<ul style="list-style-type: none"> • Many of these topics overlap, where they do so this has been reflected in the baseline commentary for the topic(s).

Sustainability Appraisal Methodology 2

2.4 [Schedule 1](#) of the SEA Regulations sets out the criteria for determining the likely significance of effects on the issues referred to in Schedule 2 (a-m):

1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the transboundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,

- exceeded environmental quality standards or limit values,
- intensive land-use,
- the effects on areas or landscapes which have a recognised national, Community or international protection status

- 2.5** The stages and tasks covered by this scoping report are set out below (Stage A). Tasks A1 to A4 are not intended to be completed in a purely linear process as they will inform each other. The iterative nature of the SA process is summarised in the Figure 2.1 from the government's ['A Practical Guide to the Strategic Environmental Assessment Directive'](#).
- 2.6** Stages B to E in the SA/SEA process, set out below, and are carried out as part of the plan production process. Stage E will lead to indicators that will be reported on in the Annual Monitoring Report (AMR) as part of the monitoring of the effectiveness of the Local Plan. M
- 2.7** Tasks B2, B3, B4 and B5 are not intended to be completed in a purely linear process as they will inform each other. Stage E will help considerations of whether or not to review the plan and will feed into future sustainability appraisal processes for future plans. This is also reflected in the below figure.

2 Sustainability Appraisal Methodology

Figure 2.1 SA tasks process flow chart

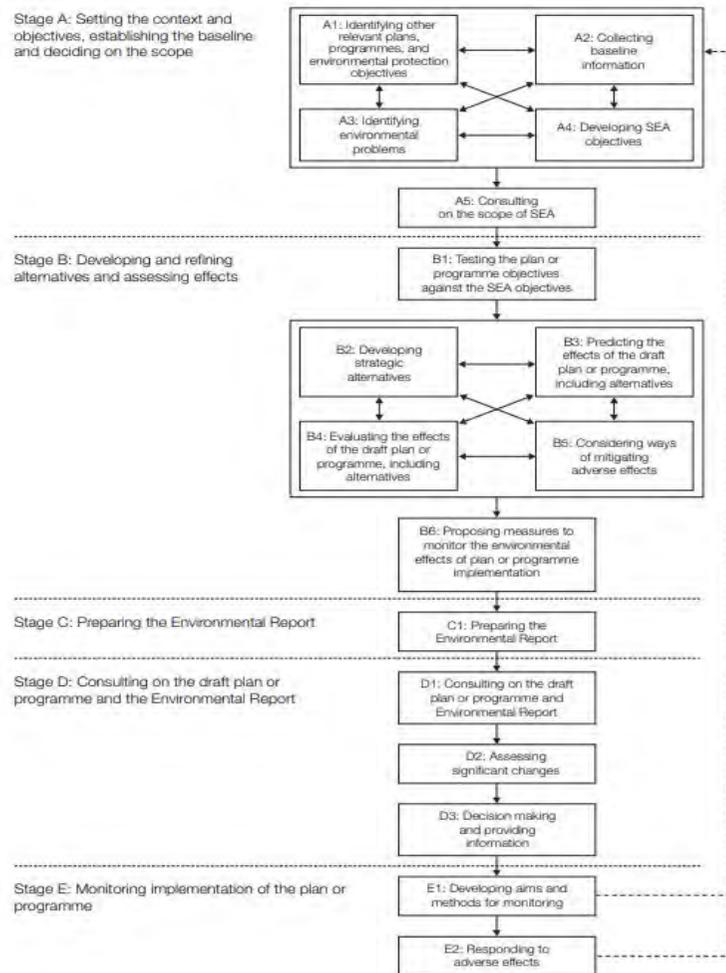


Table 3 Stages A to E in the SA/SEA process

<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p>
<p>A1: Identifying relevant plans and programmes' (Schedule 2, (1) and (5))</p> <ul style="list-style-type: none"> The purpose of this task is to establish how the plan is affected by outside factors, to suggest ideas for how any constraints can be addressed, and to help identify environmental protection objectives.
<p>A2: Collecting baseline information' (Schedule 2, (2) and (3))</p> <ul style="list-style-type: none"> The purpose of this task is to provide an evidence base for environmental impacts, prediction of what will happen without the plan as well as what effects it could have, monitoring and to help in the development of SA objectives.
<p>A3: Identifying sustainability issues and problems' (Schedule 2, (4) and Schedule 1, (1))</p> <ul style="list-style-type: none"> The purpose of this task is to help focus the SA and streamline the subsequent stages, including baseline information analysis, setting the SA objectives, prediction of effects and monitoring
<p>A4: Developing the SA framework' (Schedule 2, (6))</p> <ul style="list-style-type: none"> The purpose of this task is to provide a means by which the environmental performance of the plan or programme and alternatives can be assessed.
<p>A5: Consulting on the scope of the SA' (Part 3(5))</p> <ul style="list-style-type: none"> The purpose of this task is to ensure that the SA covers the likely significant environmental effects of the plan and to ensure that the SA process is and will be robust and suitably comprehensive in order to support production of the plan.

Stage B: Developing and refining options and assessing effects

Sustainability Appraisal Methodology 2

B1: Testing the plan objectives against the SA framework (Schedule 2, (6))

- The purpose of this task is to identify potential synergies or inconsistencies between the objectives of the plan and the SA objectives.

B2: Developing plan options (Part 3(12) and Schedule 2, (8))

- The purpose of this task is to develop and refine options.

B3: Predicting the effects of the plan and alternatives (Schedule 2, (6))

- The purpose of this task is to predict the significant environmental effects of the plan and alternatives.

B4: Evaluating the effects of the plan and alternatives (Schedule 2, (6))

- The purpose of this task is to evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan.

B5: Considering ways of mitigating adverse effects and maximising beneficial effects (Schedule 2, (7))

- The purpose of this task is to ensure that adverse effects are identified and potential mitigation measures are considered.

B6: Proposing measures to monitor the significant effects of implementing the plan (Schedule 2, (9))

- The purpose of this task is to detail the means by which the environmental performance of the plan can be assessed.

Stage C: Preparing the Sustainability Appraisal Report

C1: Preparing the Sustainability Appraisal Report (Part 3(12) and Schedule 2, (6) to (10))

- The purpose of this task is to present the predicted effects of the plan, including alternatives, in a form suitable for public consultation and use by decision makers.

Stage D: Consulting on the draft plan and the Sustainability Appraisal Report

D1: Public participation on the draft plan and the Sustainability Appraisal report (Part 3(13))

- The purpose of this task is to give the public and Consultation Bodies an opportunity to express their opinions on the findings of the Environmental Report and to use it as a reference point in commenting on the plan. To gather more information through the opinions and concerns of the public.

D2: Appraising significant changes (Schedule 2, (6))

- The purpose of this task is to ensure that the environmental implications of any significant changes to the draft plan are assessed and taken into account.

D3: Making decisions and providing information (Part 4(16))

- The purpose of this task is to provide information on how the Sustainability Appraisal Report and consultees' opinions were taken into account in deciding the final format of the plan to be adopted.

Stage E: Monitoring the significant effects of implementing the plan on the environment

E1: Developing aims and methods for monitoring (Part 4(17))

- The purpose of this task is to track the environmental effects of the plan to show whether they are as predicted; to help identify any adverse effects.

E2: Responding to adverse effects (Part 4(17))

- The purpose of this task is to prepare for appropriate responses where adverse effects are identified.

3 Stage A - The Scoping Process

3 Stage A - The Scoping Process

A:	Setting the context and objectives, establishing the baseline and deciding on the scope.	Known as the 'Scoping Stage' the purpose of this stage is to establish the context for sustainability appraisal by assembling the evidence needed to inform the appraisal and to establish the framework by setting up sustainability objectives and decision aiding questions, for undertaking the appraisal (Stage B).
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- 3.1** The scoping stage (Stage A) must identify the scope and level of detail of the information to be included in the sustainability appraisal report. It should set out the context, objectives and approach of the assessment; and identify relevant environmental, economic and social issues and objectives.
- 3.2** This chapter sets out the work completed for Stage A tasks as identified in Chapter 2 'Sustainability Appraisal Methodology'. Each task being:
- A1: Identifying relevant policies, plans, programmes and objectives
 - A2: Collecting baseline information
 - A3: Identifying sustainability issues and problems
 - A4: Developing the SA framework
 - A5: Consulting on the scope of the SA
- 3.3** For each task, there is commentary within this SA on how each was achieved.
- 3.4** The final Scoping Report can be found on [our website](#).

A1: Identifying relevant plans and programmes

- 3.5** The purpose of this task is to establish how the plan is affected by outside factors, to suggest ideas for how any constraints can be addressed, and to help identify environmental protection objectives.
- 3.6** For the production of the Local Plan to be effective, a wide range of plans, programmes and strategies need to be taken into account. Such plans, programmes and strategies contain objectives and specific policy requirements that need to be considered. Identifying and reviewing these documents is an important element of the SA process, as it can help to shape the objectives against which emerging policies should be appraised, as well as pointing to particular issues and problems that should be tackled.

How was this task achieved?

Identifying relevant plans and programmes

- 3.7** This review used the previously produced scoping report for the Huntingdonshire Local Plan to 2036 as a starting point but expanded to look at plans, programmes and strategies that could affect the new Local Plan including ones that had been published since the last scoping report was written.
- 3.8** The assessment of relevant plans, programmes and strategies were also informed by best practice work of other local authorities and advice from council officers. It also included various plans, programmes and strategies that are emerging such as changes to national planning policy and legislation.

Grouping and assessing the impact of the plans and programmes

- 3.9** Relevant plans, programmes and strategies were originally grouped into international, national, regional and sub-regional/county/local level. The key aims, objectives, and targets/ indicators for each plan, programme and strategy were identified alongside how they may shape the updated

Huntingdonshire Local Plan and what SEA topic they relate to. This exercise also highlighted aspects that the local plan could directly influence and what issues are already being addressed through other plans and strategies as well as any synergies and common themes between them.

plans, programmes and strategies to save duplication. Instead, the UK legislation have been included with an explanation of their key aims, objectives and targets/ indicators and implications for the Local Plan within the following table and Appendix 1.

3.10 Following this, the SEA topics were reviewed and it was possible to categorise them into one of the following: climate emergency, environmental or socio-economic.

3.13 A summary of the findings of the detailed review are shown in the following table. This has been achieved by grouping plans, programmes and strategies by their relevant SEA topics which had already previously been categorised into either the climate emergency, environmental and socio-economic groupings. The table also identifies the plans, programmes and strategies that are procedural (requirements that the Local Plan and its supporting evidence must do) and those that are overarching (cross over all groupings) as it is recognised that some will cross over and overlap.

Bringing together the findings

3.11 A detailed review of these documents can be found in Appendix 1 of the SA. These are presented in tables for international, national, regional and sub-regional/county/local level plans, programmes and strategies.

3.14 The plans, programmes and strategies with an asterisk (*) are documents which were produced to support the Huntingdonshire Local Plan to 2036 and the most recent versions of these documents at the time this scoping report was prepared.

3.12 In Appendix 1 there is a list of relevant EU Directives and the UK legislation that transposes their requirements. As these EU Directives have been transposed into UK law, they have not been added to the list of

Table 4 Key aims, messages and objectives from the review of relevant plans, programmes and strategies

Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
Procedural	<ul style="list-style-type: none"> • The Local Plan and its proposals are required to undergo a Sustainability Appraisal (including an Environmental Impact Assessment) • The Local Plan must undergo a Habitats Regulations Assessment (HRA) • The Local Plan and its proposals must be assessed for their impact on protected characteristics through an Equality Impact Assessment 	<ul style="list-style-type: none"> • Planning and Compulsory Purchase Act 2004 (as amended) • Town and Country Planning Act 1990 (as amended) • Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) • Localism Act 2011 • Environmental Assessment of Plans and Programmes Regulations 2004 (as amended) • Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) • The Conservation of Habitats and Species Regulations 2017 (as amended) • Human Rights Act 1998

3 Stage A - The Scoping Process

Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
	<ul style="list-style-type: none"> Evidence used to shape the Local Plan must be made publicly available Consultation will be undertaken throughout the plan making process and recorded in a Statement of Consultation document 	<ul style="list-style-type: none"> Equality Act 2010 Environmental Information Regulations 2004 Aarhus Convention 1998 Freedom of Information Act 2000 Community Transition Strategy 2021-2023 (2021)
Over- arching	<ul style="list-style-type: none"> The Local Plan must promote all strands of sustainable development (economic, environmental and social) in a holistic way Sustainability is an underlying principle of the planning system Consider the economic, environmental and social ambitions of the Oxford-Cambridge Arc Incorporate where possible the Cambridgeshire & Peterborough Combined Authority's and Huntingdonshire District Council's corporate aims and objectives Development needs to be well designed and where people want to live and work 	<ul style="list-style-type: none"> National Planning Policy Framework (2021) (NPPF) National Planning Practice Guidance (NPPG) United Nations: the 2030 Agenda for Sustainable Development (2015) Planning for the Future White Paper (2020) Levelling-up and Regeneration Bill and Policy Paper (2022) Planning for sustainable growth in the Ox-Cam Arc: spatial framework (2021), Local Natural Capital Plan and Ox-Cam Integrated Water Management Framework Huntingdonshire Council Corporate Plan and monitoring reports Huntingdonshire Local Plan to 2036 (May 2019) and Annual Monitoring Reports Developer Contributions SPD (2011) and Updated Costs 2019/20 Infrastructure Delivery Plan and Infrastructure Schedule (June 2017) and Infrastructure Delivery Plan - Addendum (December 2017)* Manual for Streets (2007) National Model Design Guide and Design Code (2021) Huntingdonshire Design Guide (2017) & Compatibility Statement (2021) Made Neighbourhood Plans within Huntingdonshire The Neighbourhood Planning (General) Regulations 2012 Cambridgeshire and Peterborough Devolution Deal (2017) Retained EU Law (Revocation and Reform) Bill (2022)
Climate change: Carbon Emissions and Targets Renewable Energy and Energy Efficiency	<ul style="list-style-type: none"> The Local Plan must include policies on climate change The UK Government has pledged to be carbon neutral by 2050, the District Council has set a target of reaching net zero carbon by 2040 Plan for and respond to the impacts of climate change Promote opportunities for renewable and low carbon energy generation including community led generation 	<ul style="list-style-type: none"> United Nations Climate Change Conference: Glasgow Climate Pact (2021) United Nations: Paris Agreement (2015) UKCP18 Climate Projections (2018) Climate Change Act 2008 (as amended) Planning and Energy Act 2008 Planning Act 2008 (as amended) Building Regulations 2010 (as amended)

Stage A - The Scoping Process 3

Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
Flooding and Water Waste and Recycling	<ul style="list-style-type: none"> • Improve the energy performance of buildings to reduce energy consumption and reduce costs to residents • Support retrofitting of older and less energy efficient housing stock and non-residential buildings • Integrate the 'waste hierarchy' of reduce waste and increase the amount which is re-used and recycled to meet national and local targets • Promote opportunities to create a circular economy by maximising the reuse of materials, particularly in construction • Ensure sustainable waste management practices are in place 	<ul style="list-style-type: none"> • The Energy Performance of Buildings (England and Wales) Regulations 2012 • Future Buildings Standard - Government consultation response (2020) • British Energy Security Strategy (2022) • Net Zero Strategy: Build Back Greener (2021) • Heat and buildings strategy (2021) • Energy white paper: Powering our net zero future (2020) • Decarbonising transport: a better, greener Britain (2021) • The Clean Growth Strategy: Leading the way to a low carbon future (2017) • Industrial Strategy: Building a Britain fit for the future (2017) • Cambridgeshire & Peterborough Independent Commission on Climate (2021) • Cambridgeshire & Peterborough Minerals and Waste Local Plan (July 2021) • Cambridgeshire Climate Change and Environment Strategy 2020 • Cambridgeshire Renewables Infrastructure Framework – Final Report: Finance, Delivery and Engagement (2012) • Climate Change and Environment Strategy (2020-2025), Carbon Footprint for 2018/19 and our Action Plan (2020) • Huntingdonshire Environment Principles (2021) • Huntingdonshire's Climate Strategy and Action Plan • Wind Energy Development in Huntingdonshire SPD (2014) • Flood and Water Management Act 2010 • The Flood Risk Regulations 2009 • Water Act 2014 • East Inshore and East Offshore Marine Plans (2014) • Anglian River Basin District River Basin Management Plan (2015) • Anglian Water Resource Management Plan (WRMP) 2020-2045 • Anglian Water's Long Term Water Recycling Plan (WRLTP) • Cambridge Water Resource Management Plan 2020-2045 • Drainage and Wastewater Management Plan (forthcoming in May 2023) • Cambridgeshire and Peterborough Biodiversity Action Plans • Cambridgeshire Flood and Water SPD (2017) • Cambridgeshire Flood Risk Management Strategy 2021-2027 (2022) • Surface Water Planning Guidance (2021)

3 Stage A - The Scoping Process

Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
		<ul style="list-style-type: none"> • Draft Preliminary Flood Risk Assessment for Cambridgeshire 2021-2027 (2022) • Upper Ouse and Bedford Ouse abstraction licensing strategy (2017) • Old Bedford including Middle Level abstraction licensing strategy (2017) • Future Fens Integrated Adaptation manifesto (Nov 2021) and Future Fens Flood Risk Management Baseline Report (2020) • Huntingdonshire Strategic Flood Risk Assessment and appendices A-G (2017)* • Stage 2: Detailed Water Cycle Study Update (2014)* • National Flood and Coastal Erosion Management Strategy for England (2021) • Surface Water Management Plan for Cambridgeshire (2014) • The Environment Agency's approach to groundwater protection (2017) • Water resources strategy Regional action plan for the Anglian Region (2009) • Emerging Water Resources East Regional Plan (January 2022) • Household Waste Recycling Act 2003 • Landfill (England and Wales) Regulations 2002 (as amended) • National Planning Policy for Waste (2014) • Waste Management Plan for England 2021 (2021) • Huntingdonshire's Litter Minimisation Strategy 2021-2025 and action plan (2020)
Env-ironmental: Landscape Land, Soils and Agriculture Biodiversity, Habitats and the Natural Environment Green Infrastructure and Open Space	<ul style="list-style-type: none"> • Protect and enhance the various landscapes and their key characteristics • Maintain and enhance landscape and townscape character • Promote landscape protection, management and planning • Conserve and where possible enhance the best and most versatile agricultural land • Support sustainable agricultural practices • Conserve and restore peatland • Prioritise the reuse of previously developed land (brownfield land) over greenfield land • Protect and enhance biodiversity, natural habitats and wild fauna and flora, including international, national and local designated sites 	<ul style="list-style-type: none"> • Environment Act 2021 • A Green Future: Our 25 Year Plan to Improve the Environment (2018) • Cambridgeshire Green Infrastructure Strategy (2011) • Huntingdonshire Landscape and Townscape SPD (2022) • Cambridgeshire Landscape Guidelines (1991) • Wind Energy Development in Huntingdonshire SPD (2014) • European Landscape Convention • Huntingdonshire Tree Strategy (2020-2030) and 10 year Action Plan • Great Fen Master Plan 2010 and Fens for the Future Strategic Plan (2012) • England Peat Action Plan (2021) • Wildlife and Countryside Act (1981 as amended) • The UK Biodiversity Action Plan and UK Biodiversity Action Plan • The Biodiversity Metric 3.0 (JP039) (2021) • Mapping natural capital and opportunities for habitat creation in Cambridgeshire (2019)

Stage A - The Scoping Process 3

Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
Pollution	<ul style="list-style-type: none"> • Policies and proposals must seek a minimum 10% biodiversity net gain • Conserve existing tree cover and support additional tree planting • Support access to the countryside and the public rights of way network • Protect and enhance green infrastructure • Ensure that all residents have access to open and green space • Improve the quality and quantity of open spaces and accessibility to these spaces • Minimise the damage of flooding to people and property • Incorporate flood resilient and resistant design into new builds where there is a risk of flooding from any source • Ensure there is sufficient water capacity to service growth • Promote the development of water efficient homes and non-residential buildings • Minimise water pollution to increase the ecology quality of rivers and groundwater • Reduce the concentration of air pollutants and keep levels of pollutants below maximum levels 	<ul style="list-style-type: none"> • Natural Cambridgeshire's 'Doubling Nature – A Vision for the Natural Future of Cambridgeshire and Peterborough in 2050' • Combined Authority Doubling Nature Investment Plan (2020) • The Countryside and Rights of Way Act 2000 • Cambridgeshire Rights of Way Improvement Plan (2016) • Environmental Noise (England) Regulations 2006 (as amended) • The Air Quality Standards Regulations 2010 • Clean Air Strategy 2019 • Air Quality Annual Status Report for the year 2021 • Air quality plan for nitrogen dioxide (NO₂) in UK (2017) • Joint Air Quality Action Plan for the Cambridgeshire Growth Area (2009) • Nitrate Pollution Prevention (Amendment) Regulations 2016 • The Environmental Permitting (England and Wales) Regulations 2007 • Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2020) • Huntingdonshire Sports and Leisure Facilities Strategy 2016-2021 (2016)* • Natural England Green Infrastructure standards (2023) • Open Space Strategy for Huntingdonshire 2020-2030 & 10 year action plan (2020) • PHE Strategy 2020 to 2025 (2019) • Safeguarding our Soils – A Strategy for England (2009) • Sports England Strategic outcomes planning and leisure delivery guidance (2021)
Socio-economic: Housing Population and Health Income and Deprivation Employment and Business	<ul style="list-style-type: none"> • Identify land that will meet the housing needs of the district • Provide a variety of housing types, mix and tenures across the district • Tackle affordability issues • Provide homes that meet people's needs or are capable of being adapted in the future to accommodate changing needs • Ensure the needs of Gypsy and Travellers are met • Provide care homes, accommodation and health facilities to meet the needs of the elderly or those with specific medical needs in accessible locations • Support self and custom build housing 	<ul style="list-style-type: none"> • Planning Act 2008 (as amended) • Natural Environment and Rural Communities Act 2006 • Homelessness Reduction Act 2017 • Housing and Planning Act 2016 • Self-build and Custom Housebuilding Act 2015 (as amended) • Levelling-Up White Paper and Levelling-up and Regeneration Bill (2022) • Cambridgeshire & Peterborough Combined Authority Housing Strategy (2018) • Huntingdonshire Housing Strategy 2020-2025 (2020) • Cambridgeshire and West Suffolk: Housing Needs of Specific Groups (2021) • Cambridgeshire Joint Strategic Needs Assessments and data sets • Planning Policy for Traveller Sites (2015)

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Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
Travel and Transport Digital Infrastructure and Communications Retail and Town Centres Tourism and Leisure Community Services and Facilities Education Heritage	<ul style="list-style-type: none"> • Promote high quality design for housing products that reflect local character and are integrated into the surrounding community • Improve health and well-being • Enhance quality and quantity of indoors and outdoors sports facilities • Tackle inequalities to raise quality of life • Promote social inclusion • Promote Huntingdonshire's contribution to the wider Cambridgeshire and Peterborough economy • Support existing businesses • Enhance employment opportunities for all • Support small and medium sized businesses to grow and thrive within the district • Ensure adequate public transport infrastructure to access services, facilities and employment destinations via more sustainable modes of transport • Reduce the dependency on private car usage • Improve public transport in rural areas • Support strategic highway and transport projects • Ensure communities are digitally connected • Support digital connectivity particularly in more rural parts of the district • Support Huntingdonshire's high streets and retail centres • Support the tourism and leisure sector • Ensure there is good access to facilities such as community, sports, health and leisure facilities • Support the provision of additional community services and facilities • Ensure that everyone has access to education and training • Maintain townscape character • Protect heritage assets and the historic environment and their cultural and architectural significance 	<ul style="list-style-type: none"> • Cambridgeshire & Peterborough Joint Health & Wellbeing Strategy 2020-2024 (2020) • Children and Families Act 2014 • Childcare Act 2016 • Education Act 1996 • Education and Inspections Act 2006 • Education and Skills Act 2008 • Planning for Schools Development: Statement (2011) • Cambridgeshire's 0-19 Education Organisation Plan 2021-2022 • Skills for jobs: lifelong learning for opportunity and growth (2021) • Huntingdonshire Sports and Leisure Facilities Strategy 2016-2021 (2016)* • The Clean Growth Strategy: Leading the way to a low carbon future (2017) • Industrial Strategy: Building a Britain fit for the future (2017) • Cambridgeshire & Peterborough Independent Economic Review (2018) • Cambridgeshire & Peterborough Local Economic Recovery Strategy (2021) • Cambridgeshire & Peterborough Local Industrial Strategy (2019) • Huntingdonshire's Place Strategy • Huntingdonshire Economic Growth Strategy and Economic Growth Plan 2020-2025 and Invest in Huntingdonshire webpage • Huntingdonshire Market Town's Economic Prospectuses for Growth and emerging Masterplans for Huntingdon, St Ives and Ramsey • St Neots Future High Streets Fund • Huntingdonshire Retail and Commercial Leisure Needs Assessment (2017)* • Employment Land Study and appendices 1-6 (2014)* • Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-2025 (2021) • The Cambridgeshire & Peterborough Local Transport Plan (2020) • Decarbonising transport: a better, greener Britain (2021) • Future of Mobility: Urban Strategy (2019) • Future of Transport: Rural Strategy – call for evidence responses (2021) • A428 Black Cat to Caxton Gibbet Road improvement scheme DCO • A47 North Tuddenham to Easton improvement scheme DCO • Strategic Transport Study Baseline Report and Development Scenario Comparative Assessment (May 2017), and Development Scenario Addendum (Dec 2017)* • Transport Strategy for Huntingdonshire and Active Travel Strategy (emerging)

Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
	<ul style="list-style-type: none"> Promote the contribution the historic environment makes to the social, economic and cultural aspects of life Recognise and protect archaeological heritage 	<ul style="list-style-type: none"> Huntingdonshire Community Infrastructure Levy: Charging Schedule Huntingdonshire Conservation Area Character Statements and Assessments and Cambridgeshire Historic Environmental Record Huntingdonshire Landscape and Townscape SPD (2022) European Convention for the Protection of the Architectural Heritage of Europe (1985) (Granada Convention) Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) The Ancient Monuments and Archaeological Areas Act 1979 (as amended) The Heritage Statement (2017) Valletta Convention (European Convention on the protection of Archaeological Heritage) 1992

Continual Review

3.15 The Council recognises that relevant plans and programmes will emerge throughout the plan production process. It is particularly true at the current time with continued changes to the planning process anticipated following the Levelling Up and Regeneration Bill. With this in mind the Council have added to, or replaced the plans and programmes reviewed to ensure that they are relevant.

A2: Collecting baseline information

3.16 The purpose of this task is to provide an evidence base for environmental impacts, prediction of what will happen without the plan as well as what effects it could have, monitoring and to help in the development of SA objectives.

3.17 Baseline information provides the starting point for predicting and monitoring effects of plans as well as what is likely to happen without the plan and helps to identify problems and potential solutions for dealing with them. Sufficient information about the current and likely states of the plan area is

required to allow the plan's effect to be accurately predicted. Collection of baseline data also enables the identification of key sustainability issues affecting the district which are useful in developing SA objectives.

How was this task achieved?

Identifying key information

3.18 The baseline information has been structured using the groupings identified from the SEA topics: climate emergency, environmental and socio-economic characteristics. Both qualitative and quantitative information has been used to provide a picture of what the current baseline is and trends over time. As up to date sources of information have been used where possible to inform this as well as discussions with other Council teams.

Generic limitations affecting the data presented

3.19 Much of the data presented is either collected by external bodies or collected in partnership between them and the District Council. Therefore the Council has limited control over the temporal and spatial scope of some of the data collected and whether data collection methods have changed over time.

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These factors may limit the ability to make reliable comparisons, however when reviewing the baseline information an analytical view was taken to identify where there may be need for updated information or additional sources of data.

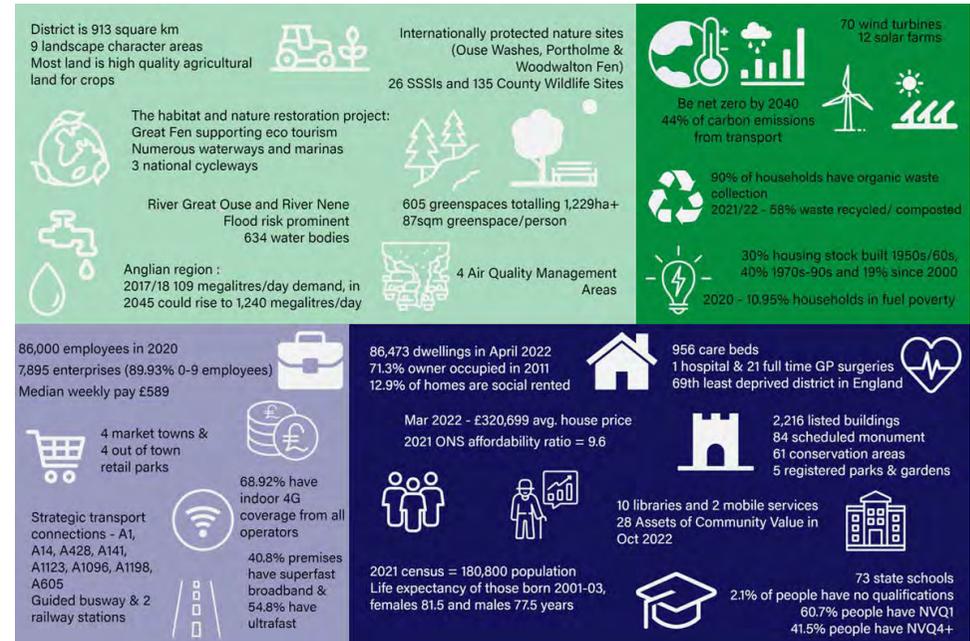
3.20 It is important to recognise that there are some gaps in the data collected as not all information is available at the local level for recent time periods. This will be added to as the plan production process and as future Annual Monitoring Reports are published. A significant new source of data that will become available is the 2021 Census. Other sources will become available during the plan production process and so in the future, it may be necessary to alter the SA framework depending on the baseline information available at the time.

Considering what would happen without the plan

3.21 At the end of each baseline topic, there is a box summarising the key sustainability issues and problems identified and what may happen if there were no local plan. This acts as a concluding section to reach baseline topic and highlights how the next task, A3, has been achieved.

What we found

3.22 A summary of the key information found during the collecting of baseline information are provided below:



3.23 The following sections sets out in detail the baseline information in topics which correspond with the SEA topics identified previously. These topics have been grouped into climate emergency, environmental and socio-economic characteristics.

Climate Emergency

3.24 The following topics were reviewed:

- Carbon emissions and targets
- Renewable energy and energy efficiency
- Flooding and water
- Waste and recycling

Carbon Emissions and Targets

3.25 Greenhouse gas emissions are the largest single driver of climate change. The European Commission states that carbon dioxide (CO₂) produced by human activities is the largest contributor to global warming. By 2020, its concentration in the atmosphere had risen to 48% above its pre-industrial level before 1750. Other greenhouse gases are emitted by human activity in smaller quantities. Methane is a more powerful greenhouse gas than CO₂ but has a shorter atmospheric lifetime. Nitrous oxide, like CO₂, is a long-lived greenhouse gas that accumulates in the atmosphere over decades to centuries. The main anthropogenic causes for increases in emissions are burning coal, gas and oil, deforestation, increasing livestock farming, increased use of nitrogen based fertilisers and emissions of fluorinated gases. Natural causes, such as changes in solar radiation or volcanic activity are estimated to have contributed less than plus or minus 0.1°C to total warming between 1890 and 2010.

3.26 2011-2020 was the warmest decade recorded, with global average temperature reaching 1.1°C above pre-industrial levels in 2019. Anthropogenic global warming is presently increasing at a rate of 0.2°C per decade. The primary aim of the [Paris Agreement](#) on climate change is to keep the increase in the global temperature to well below 2°C above pre-industrial levels and to pursue efforts to limit the temperature increase to 1.5°C above pre-industrial levels. An increase of 2°C compared to the temperature in pre-industrial times is associated with serious negative

impacts to the natural environment and human health and wellbeing, including a much higher risk that dangerous and possibly catastrophic changes in the global environment will occur.

3.27 The UK government has committed to the target of being net zero carbon by the year 2050 compared to the 1990 baseline. The UK government has also made the commitment to reduce emissions by 78% by 2035 compared to 1990 levels as part of its sixth carbon budget.

3.28 Strong and sustained reductions in emissions of CO₂ and other greenhouse gases would limit climate change. Some benefits such as improved air quality would be seen in the short term, however, the [IPCC Working Group I report, Climate Change 2021: the Physical Science Basis](#) notes that it would take 20-30 years to see global temperatures stabilise. The report finds that unless there are immediate, rapid and large-scale reductions in greenhouse gas emissions, limiting warming to close to 1.5°C or even 2°C will be beyond reach, making the targets of the Paris Agreement unachievable.

3.29 In December 2021, Huntingdonshire District Council adopted the aspiration of a net carbon zero Huntingdonshire by 2040, complemented by a series of environmental principles based on those agreed by authorities across the OxCam Arc. Our environmental principles are:

- to target net-zero carbon at a district level by 2040
- to protect, enhance and restore existing nature areas (green spaces) and create new ones (where it is viable to do so)
- to pursue the ambitions of 'A Green Future: Our 25-year Plan to Improve the Environment' and that new development should be designed with a view to minimising and mitigating the effects of climate change
- to ensure existing and new communities see real benefits in their well-being from living in Huntingdonshire
- to use natural resources wisely.

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3.30 The Meteorological Office has prepared climate projections and visualisations based on 12km square grids across the UK, searchable by postcode. A postcode was selected to represent the central point of Huntingdonshire (see below table). The data is published in collaboration with the BBC and can be found at [Climate projections and visualisations by postcode](#). This projects changes in temperatures and rainfall by summer and winter dependent on global warming being restrained to an increase of 2°C or being 4°C. ⁽¹⁾

Table 5 Predicted impacts of climate change in Huntingdonshire

Area of change	Season	Current (1991-2019)	2°C global warming	4°C global warming
Hottest day	Summer	37.2°C	38.9°C	43°C
	Winter	18.5°C	19°C	20.2°C
Days reaching above 25°C per month	Summer	5	10	19
Rainy days	Summer	8	8	8
	Winter	9	9	9
Wettest day	Summer	61 mm of rain	56 mm of rain	60 mm of rain
	Winter	28 mm of rain	38 mm of rain	40 mm of rain

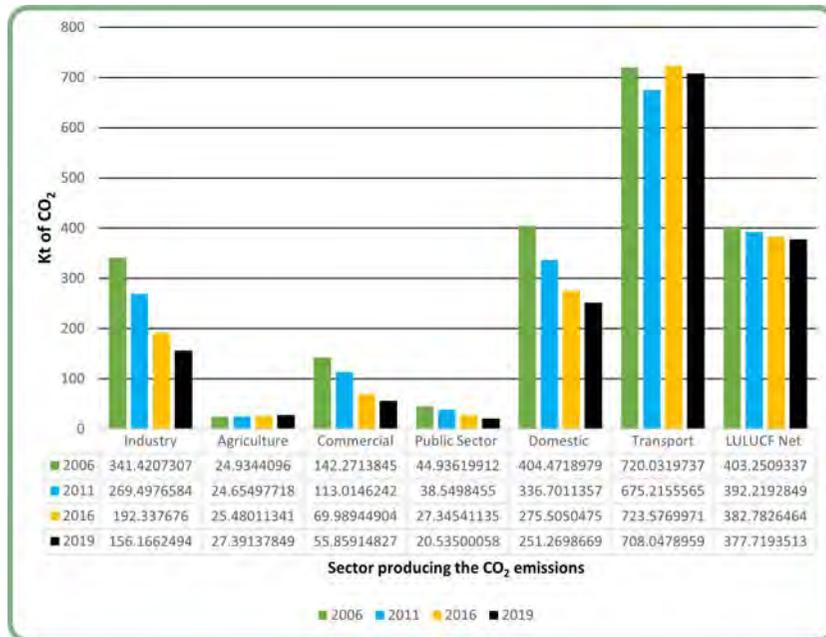
3.31 The Met Office climate projections for the UK indicate significant temperature rises in the decades ahead for both winter and summer, with the greatest increases in the already warmer southern parts of the UK. Extreme weather could become more frequent and intense. Although the number of rainy days is predicted to remain the same the amount of rainfall on the wettest winter days may increase by 41% if global warming reaches 4°C.

3.32 The [Department for Business, Energy and Industrial Strategy \(BEIS\)](#) annual statistics on territorial carbon dioxide emissions by local authority show CO₂ emissions annually since 2005 by sector although the figures exclude aviation, shipping and military transport for which there is no obvious basis for allocation to local areas. The UK total CO₂ emissions have declined from 537,128 Kt in 2005 to 344,511 Kt in 2019, a fall of nearly a third. Transport makes up the single largest generator of this at 36% of all UK CO₂ emissions in 2019. Huntingdonshire's share of these emissions has declined from 2,100 Kt in 2005 to 1,597 Kt in 2019. Transport comprises a particularly high proportion of the district's CO₂ emissions at 44% of the 2019 total reflecting the presence of the A1, A14 and East Coast mainline railways running through the district. The figure below shows the levels and changing patterns of CO₂ emissions at selected years between 2005 and 2019 ⁽²⁾. BEIS also publish data reflecting emissions which are within the scope of influence of local authorities which excludes very large industrial sites, railways, motorways and land use. When these figures are considered, the emissions from transport in 2019 fell from 708 Kt to 544 Kt reflecting the high volume of long distance road and rail transport which traverses Huntingdonshire.

¹ The modelled projections in this data do not represent a specific time period. Instead, they show what conditions could be like in these two different levels of global warming.

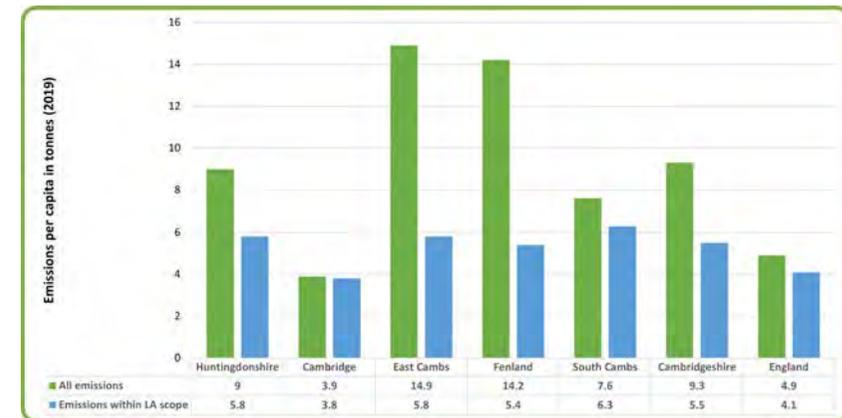
² LULUCF stands for land use, land use change and forestry and is measured as net emissions as some elements of this sector absorb more CO₂ than they emit.

Figure 3.1 Carbon dioxide emissions by category



see significant decreases. Comparing to the average per capita for England also changes with Huntingdonshire sitting some 40% above the average, in part reflecting its semi-rural nature.

Figure 3.2 Comparative per capita carbon dioxide emissions, 2019



3.33 The below figure shows the per capita CO₂ emissions in 2019 for each local authority within Cambridgeshire and for England as a whole to set Huntingdonshire's levels into perspective. This contains both the total territorial emissions data and that for emissions which are within the scope of the local authority. It shows the significant differences that arise from removing transport and land use, land use change and forestry. When all emissions are taken into account Huntingdonshire's outputs per capita are slightly below the average for Cambridgeshire, however they are some 80% higher than the per capita average for England. When only emissions which fall within the scope of local authorities are taken into account the picture is significantly different. Huntingdonshire's emissions are reduced to 64% of the former figure and East Cambridgeshire and Fenland similarly

3.34 The [Climate Change Commission's report 'Local Authorities and the Sixth Carbon Budget' \(2020\)](#) stated in their key recommendations that:

'More than half of the emissions cuts needed rely on people and businesses taking up low-carbon solutions – decisions that are made at a local and individual level. Many of these decisions depend on having supporting infrastructure and systems in place. Local authorities have powers or influence over roughly a third of emissions in their local areas.'

3.35 Key elements which can be influenced at the local authority level include: using planning powers to shape future buildings and local transport infrastructure, enforcement of building regulations to ensure policies setting out more ambitious targets are delivered in new buildings when built, managing risks such as flooding, and protecting the natural environment, wildlife and heritage.

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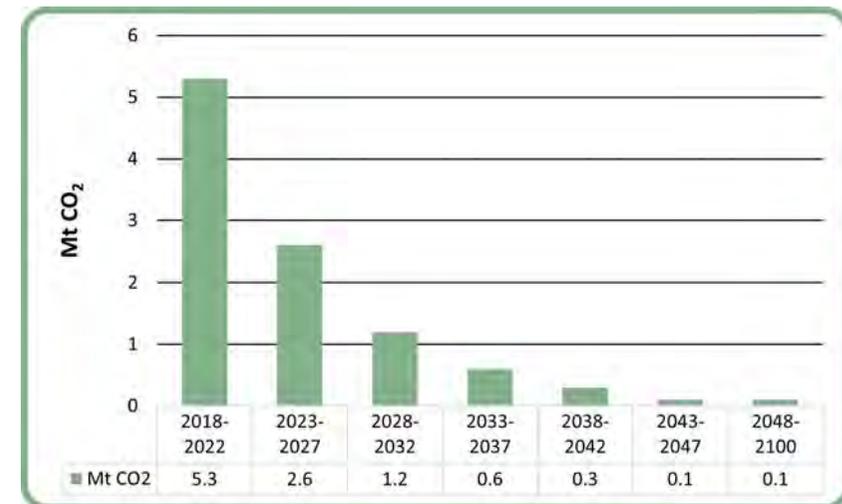
3.36 The Tyndall Centre of the University of Manchester has prepared reports setting climate commitments for all local authorities in England which quantify the implications of the United Nations Paris Agreement for each authority's area. The report for Huntingdonshire was prepared in October 2021. It presents climate change targets for the district derived from commitments enshrined in the Paris Agreement setting out the district's contribution to achieving national targets based on translating the global temperature target of 'well below 2°C' and pursuing 1.5°C as a preferable maximum increase over pre-industrial global temperatures. The Tyndall Report gives the following key recommendations for Huntingdonshire:

1. To stay within a maximum cumulative carbon dioxide emissions budget of 7.6 million tonnes (Mt CO₂) for the period of 2020 to 2100. At 2017 CO₂ emission levels, Huntingdonshire would use this entire budget within 6 years from 2020.
2. To initiate an immediate programme of CO₂ mitigation to deliver cuts in emissions averaging a minimum of -14.1% per year to deliver a Paris aligned carbon budget. These annual reductions in emissions require national and local action, and could be part of a wider collaboration with other local authorities.
3. To reach zero or near zero carbon no later than 2040. This provides an indicative CO₂ reduction pathway that stays within the recommended maximum carbon budget of 7.6 Mt CO₂. At 2040 just 5% of the budget remains.

3.37 The carbon budgets set out in the report apply only to CO₂ emissions from the energy system. The report notes that although all greenhouse gas emissions such as methane affect the rate of climate change long term warming is mainly driven by CO₂ emissions; this approach ensures consistency with the global carbon budgets in the Intergovernmental Panel on Climate Change's Special Report on 1.5°C. The below figure sets out the carbon budget ascribed to Huntingdonshire by the Tyndall Centre with data including 2018 and 2019 in addition to the budget set out in 1 above

giving a total of 10.2 Mt CO₂. This shows the maximum cumulative CO₂ amount consistent with the district's fair contribution to the Paris Agreement and meeting the budget must not rely on carbon offsets.

Figure 3.3 Recommended Carbon Budget 2018 to 2100



Key sustainability issues and problems

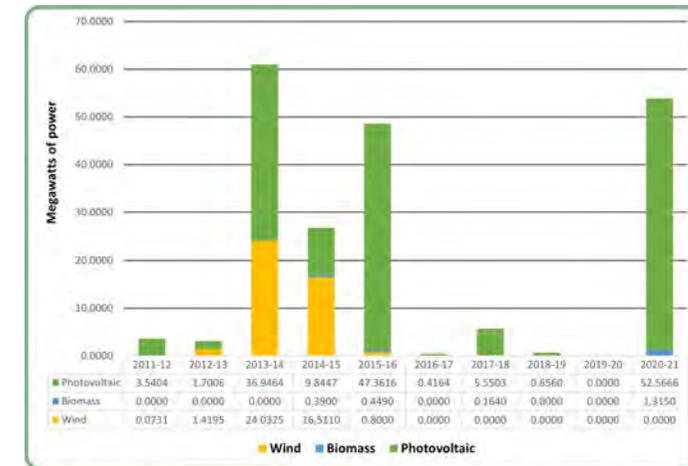
- Increased summer temperatures will impact on comfort and usability of existing properties
- Drier summers and wetter winters will create issues for flooding, water storage and management, soil and agricultural productivity and habitat survival
- CO₂ emissions are reducing across industrial, commercial, domestic and public sectors
- CO₂ emissions are very high for transport, influenced by the presence of the A1, A14 and East Coast Mainline Railway coupled with the largely rural nature of the district

- Per capita emissions are significantly higher than for England but typical for Cambridgeshire
- Increasing the climate resilience and energy efficiency of buildings and spaces

What may happen without a Local Plan

- Emission levels are likely to continue to fall due to enhanced national policy and technological improvements but the Local Plan offers opportunities to accelerate reductions locally
- New or renovated buildings may be less resilient to the impacts of climate change

Figure 3.4 New renewable energy installations by type 2011 to 2021



Renewable Energy and Energy Efficiency

3.38 In order to reach global climate and sustainable energy goals a dramatic acceleration is needed in the transition to clean, sustainable energy. Renewable energy also provides energy security to essential infrastructure. Data from the [Department for Business, Energy and Industrial Strategy for 2020](#) details electricity consumption levels for Huntingdonshire of 324.3 GWh for all domestic use and 486.6 GWh for non-domestic use. [Equivalent BEIS data for gas consumption in 2020](#) details gas consumption levels at 877.5 GWh for all domestic use and 235.1 GWh for non-domestic use.

3.39 Renewable energy within Huntingdonshire is provided through wind power, photovoltaic panels (solar power) and a small amount of biomass power generation. The next figure shows the proportion of each power source installed from 2011/12 to 2020/21. This illustrates the shift from installation of wind turbines in the early part of the decade to the dominance of photovoltaic panels as the main source of renewable energy generation within the district. The capacity figures of installations show the high discrepancy between renewable capacity and current levels of energy demand.

3.40 Since 2011/12 to March 2021 photovoltaic panels requiring planning permission or prior notification have been installed that are capable of generating 158.583 MW of power. The largest solar farm in the district as at March 2022 is situated at Little Staughton Airfield/ Top Farm covering 149 ha and capable of generating 40 MW of power. Two solar farms at Abbotsley and Abbots Ripton are each capable of generating 25 MW of power. Nine smaller solar farms can collectively generate 53 MW of power one of which was granted permission in December 2021 for an extension to provide an additional 20 MW of power. The remaining 52 schemes installed in this time requiring planning permission or prior notification are all small scale installations, many on the roofs of existing buildings, and collectively providing just over 3 MW of power.

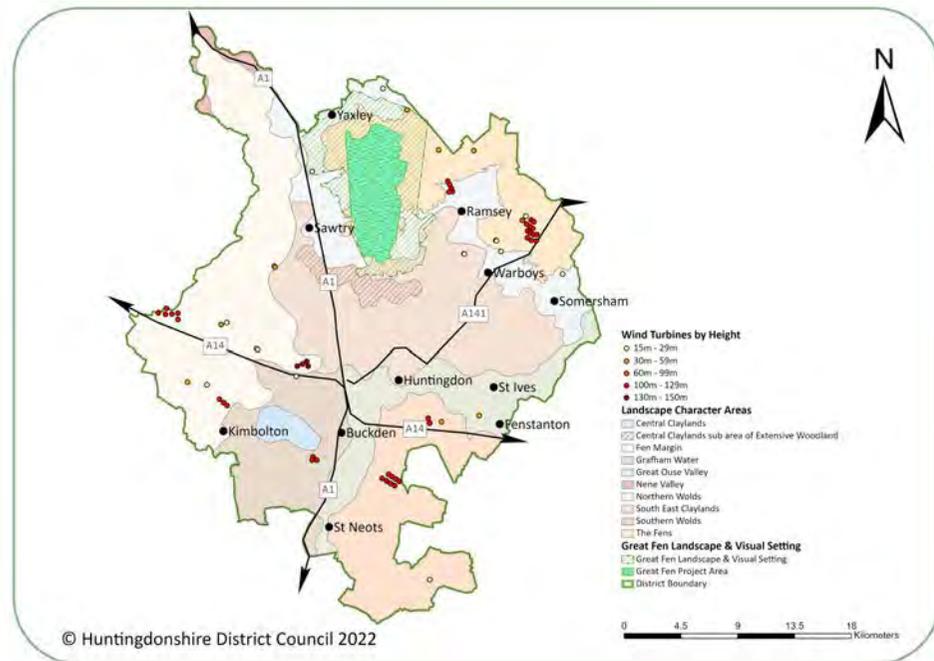
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Solar panels near Grafham Water



The following map shows the distribution of wind turbines throughout Huntingdonshire including the height to the blade tip. Huntingdonshire's Local Plan to 2036 has prevented further erection of wind turbines within the area of the Great Fen and its visual and landscape setting to protect this valuable nature conservation site. [Guidance](#) has been provided locally since 2006 on landscape sensitivity when planning wind turbine proposals and for the consideration of the cumulative impact of schemes.

Map 3.1 Wind Turbine Locations



3.42 Biomass is a very limited source of renewable power within Huntingdonshire. Only 11 schemes have been granted planning permission from 2011/12 to 2021/22 collectively capable of providing around 4 MW of power. Biomass power installations have primarily been at educational, agricultural and industrial sites.

3.43 Improving energy efficiency is also important both in reducing the climate impacts of fossil fuel based power and heating systems and in reducing fuel poverty. The Local Plan will have a key role to play in promoting energy efficiency standards within new buildings. However, the construction age and energy performance of the current housing stock presents the greater challenge in effective retrofitting to bring these homes closer to net zero standards. The next figure shows the percentages of Huntingdonshire's housing stock built across different time periods, followed by a graph showing the ratings of EPCs issued for homes in Huntingdonshire from 2011 to 2021.

3.44 Prior to the 1930s most properties were of solid wall construction; this represents around 12% of the district's housing stock including a substantial number of listed heritage properties which present particular challenges in retrofitting. Uninsulated cavity walls were introduced in the 1930s; and the building boom of the 1950s and 1960s predominantly constructed properties with cavity walls and saw the introduction of around 50mm of roof insulation as standard towards the end of the period. Around 30% of Huntingdonshire's homes were built in this period. Standards improved gradually through the remainder of the century with deeper loft insulation and double glazed windows common by the 1990s. This building phase represents nearly 40% of homes in the district. Many residents have already undertaken some upgrades to properties with double glazing and roof insulation improvements being common. However, substantial additional measures will be required to bring older homes as close as possible to net zero carbon standards. Homes built since 2000 typically included insulation in the cavity walls, double glazed windows, and deeper roof insulation.; however this

accounts for only 19% of the district's homes and the vast majority will still need some level of retrofitting of energy efficiency measures to reach net zero carbon standards.

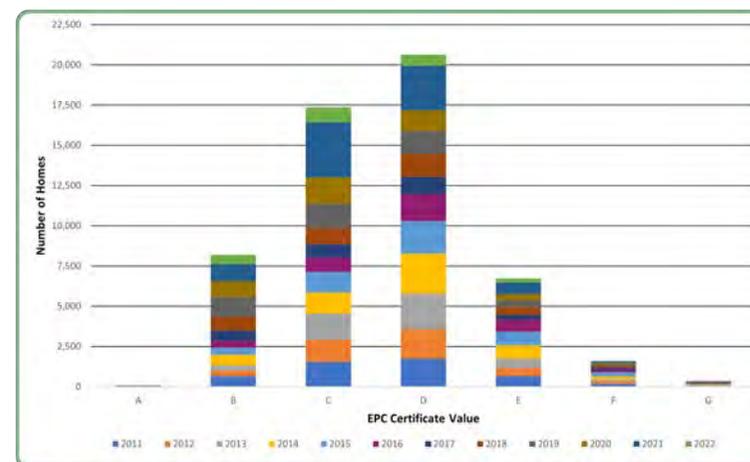
Figure 3.5 Age Distribution of Huntingdonshire's Housing Stock



3.45 Energy efficiency of new buildings is fundamentally shaped by Building Control Regulations which changed on 15 June 2022 as part of the governments' efforts towards the transition to net zero. CO₂ emissions from new build homes must be around 30% lower than the previous standards and emissions from other new buildings, including offices and shops which must be reduced by 27%. These are expected to be an interim measure to be followed in 2025 by introduction of the Future Homes and Buildings Standard which is intended to ensure that any new homes built after 2025 will not require further energy efficiency retrofit work to become zero-carbon as the electricity grid continues to decarbonise.

3.46 Since 2008 homes have required an Energy Performance Certificate when they are built or marketed for sale or rental, although listed buildings are exempt from the requirement. Each property is given a rating from 'A' which is the most energy efficient to 'G' which is the least energy efficient. Within these categories are more refined scores from 1-100 points based on the government's standard assessment procedure (SAP). A certificate is valid for 10 years. DLUHC provide [quarterly monitoring for all EPC certificates](#) issued on homes; it should be noted that there may be some double counting of properties over the years if replacement certificates are issued. The EPC certificates issues across Huntingdonshire between 2011 and June 2022 are shown in Figure 4.6. Energy efficiency ratings typically vary by age of property too. The average for a home in England built before 1900 is 54, for a mid-20th century property it is 63 and for one built from 2012 onwards it is 83 which gives a 'B' EPC rating. A sample of new homes being built in Huntingdonshire in 2021/22 shows that EPC ratings of 'A' and 'B' are being achieved.

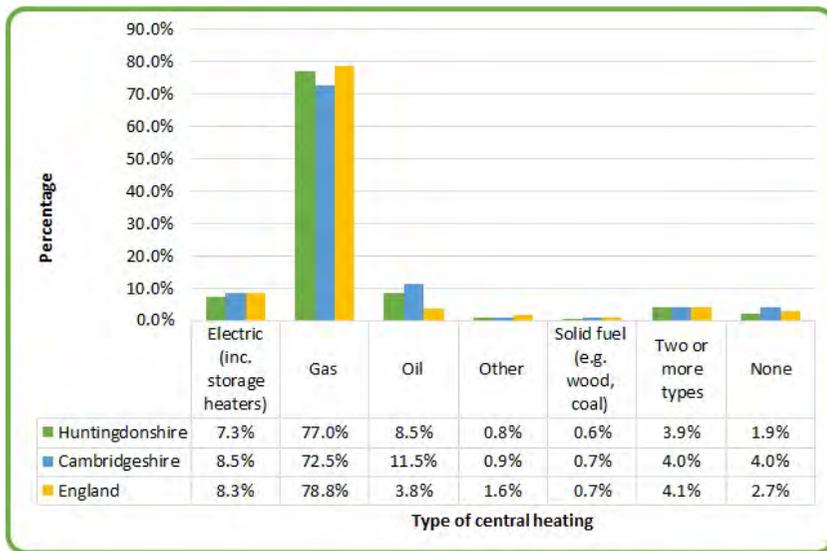
Figure 3.6 EPC for Huntingdonshire 2011 to June 2022



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3.47 Energy efficiency is linked to fuel poverty which is both a social and climate related issue. The figure below shows central heating by power source as recorded in the 2011 Census and reflects the dominance of gas powered central heating in Huntingdonshire along with the majority of England. Oil heating still has a significant role to play in heating homes in Huntingdonshire though at 8.5% and is particularly common in more remote locations which are not served by the mains gas grid.

Figure 3.7 Types of central heating across Huntingdonshire (ONS 2011 Census)



3.48 Fuel poverty is an issue for communities across Huntingdonshire for a variety of reasons. Significant parts of the district, particularly in the more sparsely populated western and northern areas do not have access to mains gas supplies so households tend to be dependent on oil fired boilers or electric heating systems. Although prices vary significantly oil boilers are typically around 30% more expensive to run than mains gas ones.

Households are considered to be in fuel poverty if their dwellings equates to an energy efficiency rating of band D to G and a disposable income after housing costs and energy needs of less than 60% below the national median.

3.49 BEIS publish fuel poverty data annually at lower super output area level giving a very detailed picture of where communities are facing fuel poverty. The [2020 dataset](#) is the most recent available and shows that within Huntingdonshire fuel poverty affect 10.95% of households overall. With the increase in fuel prices during 2022 and uncertainty over future prices and supply, it is anticipated that a greater proportion of households will now be in fuel poverty or will be in the future. The 2020 data shows that the lowest levels of fuel poverty at 4.2% of households is experienced in parts of Stukeley Meadows in Huntingdon and north of St Ives and along the B1040; both of these areas comprise late 20th century homes with a high proportion of larger detached properties that have access to the mains gas grid. The mid-range of fuel poverty at between 11 and 14% is experienced in a diverse range of locations including Sawtry and the Giddings, Southoe, central Yaxley, Great Staughton, the Mallard Lane area of St Neots and Ramsey St Mary's. These areas typically contain a much wider range of house types including older properties and between 45 to 65% of homes tend to be off the gas grid. The highest levels of fuel poverty in Huntingdonshire at 21 and 22% are experienced in the Thongsley and Norfolk Road/ Nene Road areas of the Oxmoor estate in Huntingdon which have high concentrations of households living in relative poverty overall and out in rural parts of the district around Great Raveley and Woodwalton where mains gas grid access is typically less than half of all households and the age and nature of the housing stock is very varied.

Key sustainability issues and problems

- Renewable power generation within Huntingdonshire has shifted from a focus on wind turbines to solar farms requiring extensive areas of land but with some scope for complementary agricultural use

- The age of the housing stock means that retrofitting of energy efficiency measures will be crucial in boosting the sustainability of the district's homes
- Fuel poverty was already an issue for over 1 in 10 households before the April 2022 price rises; this is expected to become more intense in the short term
- Access to mains gas is not universal throughout the district with some locations relying on individual oil tanks; in such circumstances alternative community heating systems may offer a more sustainable solution
- The visual impact of on-shore renewable energy production needs to be balanced with the impact on local landscape and communities

What may happen without a Local Plan

- Lack of local criteria establishing where and in what circumstances renewable energy infrastructure installations may be acceptable
- Reliance upon national standards for energy efficiency of building construction
- Lack of support for community heating schemes

Flooding and Water

3.50 Huntingdonshire has a number of water courses within its administrative area including the Rivers Great Ouse and Nene. In addition, there are several brooks and other water courses as well as numerous lakes, many made from old gravel workings and the Grafham Water reservoir. Some areas of Huntingdonshire located in the Fens area are below sea level. Flood zones within and around Huntingdonshire are shown in the following

map. A map showing all the rivers, brooks and water bodies within the district can be found on the Council's interactive [Strategic Flood Risk Assessment map](#).

- 3.51 The district sits within the administrative area for Water Resources East, the Anglian River Basin district and the Anglian Water and part of Cambridge Water catchment areas. The district is located in the driest region in the country, most of the East of England receives less than 700mm of rain a year in comparison to the wettest regions in the country - the Lake District and the Scottish Mountains which receive 3000mm and 4000mm respectively. However, there is a much more even distribution of rainfall throughout the year than in other regions, in the winter (December to February) the region averages 30 days of rainfall whilst the summer (June to August) sees an average of 25 days⁽³⁾.
- 3.52 Historically, the district has experienced a number of surface water / drainage related flood events; causes range from insufficient storm and combined drainage capacity to poor surface water management⁽⁴⁾. The majority of fluvial flood events are associated with the River Great Ouse and its tributaries, whilst in Ramsey fluvial flood risk results from High Lode which flows northwards through the town. This is reflected in flood risk mapping which sets out flood risk from rivers and seas. Tidal flood risk can cause a potential risk within the district, although the tidal limit of the River Great Ouse is at Brownhill, just upstream of Earith, the river as far upstream as St Ives can still be affected by the tide ([Future Fens Flood Risk Management Baseline Report 2020](#)).
- 3.53 The impacts of climate change will see increases in extreme weather events, leading to increased rainfall, rainfall intensity and sea level rises all of which will increase the impact of all sources of flooding in the district. The three months from October to December 2020 saw increased rainfall across the East equivalent to 154% of the Longtime Average Rainfall (LTA) for the

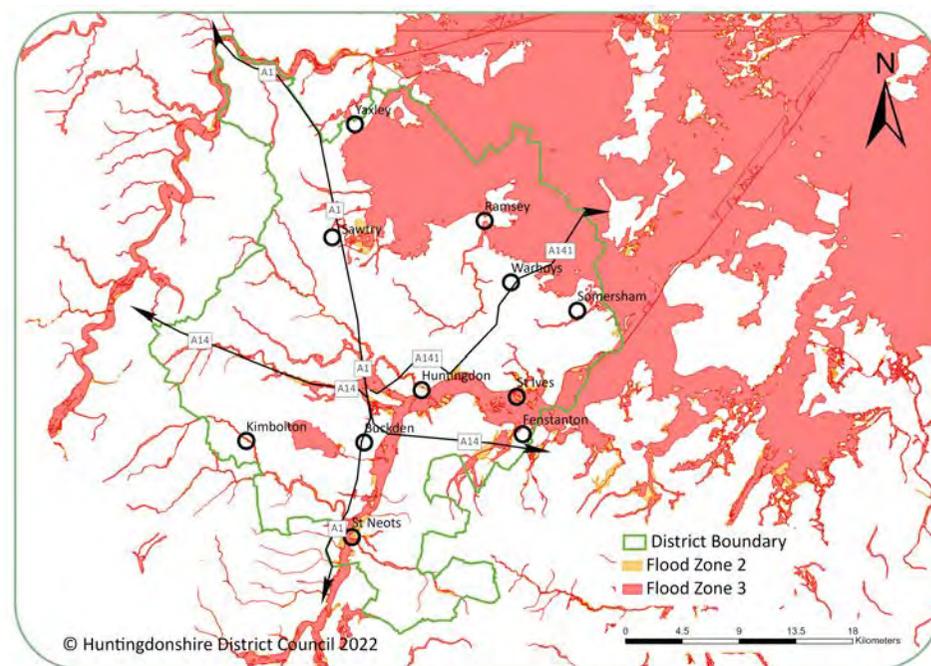
3 Met Office - [description of regional climates in the UK](#)
 4 [Huntingdonshire Strategic Flood Risk Assessment 2017](#)

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region. The most significant river levels were recorded on the River Great Ouse, the Tove, Kym, Alconbury Brook and Bury Brook and the region saw the most significant flood event of such a scale since 1998. Across the whole of 2020 rainfall across the region was 115% of the LTA ⁽⁵⁾

3.54 Water supply and management in Huntingdonshire is undertaken by Anglian Water (a water and sewerage undertaker,) and by Cambridge Water (a water undertaker). Water supply in the Anglian Water region comes from surface water supplies such as rivers and reservoirs or ground water sources such as wells, boreholes and springs. The majority of Huntingdonshire sits within the Ruthamford South Water Resource Zone (WRZ) which covers an area of 1,419km². Water resources are in general supplied "from surface water [82%], with a direct abstraction on the River Great Ouse going to Grafham Water reservoir. There is also a small groundwater contribution [18%] from the abstraction in the Woburn Sands aquifer."⁽⁶⁾ Grafham Water also exports water to Affinity Water; 84.6 MI/d (Megalitres a day) were exported in 2020.

Map 3.2 Flood Zones



3.55 In the Anglian Water Region, total water demand is expected to increase from 109MI/d (2017/18) to 1,240MI/d by 2045 if no further action is taken to manage demand. In general it is assumed that the increase in water demand is a result of population growth as non household demand is expected to decrease from 275 MI/d (2017/18) to 273MI/d by 2045. In Ruthamford South water resource requirements as a result of population

5 [Cambridgeshire County Council Winter Flooding 2020](#)

6 [Anglian Water WRZ Summaries 2019](#)

growth are expected to increase by 13% between 2017/18 and 2045. Notably climate change is expected to increase the vulnerability of the River Great Ouse, which feeds Clapham intake and Grafham Water⁽⁷⁾.

3.56 Cambridge Water supplies water to the Eastern edge of Huntingdonshire covering the towns of St Ives and Ramsey and villages such as Bluntisham and Earith, Needingworth and Holywell. Cambridge Water is a Single Water Resource Zone, it typically supplies an average of 80 million litres of water a day (Ml/d), this can increase by up to 20 to 25% during periods of peak demand experienced during hot, dry summers⁽⁸⁾.

3.57 Cambridge Water's supply comes from groundwater sources, 97% from chalk aquifers and the remaining 3% from greensand aquifers. Small bulk water supplies are provided to and from Anglian Water and Affinity Water. In the Cambridge Water Region overall household 'dry year' demand is expected to rise between 2017/18 to 2044/45 by around 8 Ml/d. A slow rise in demand is expected by non-household and other business customers over the same time period. 8 of the 28 sources of water supply assessed by Cambridge Water are expected to be vulnerable to the impacts of climate change⁽⁹⁾.

3.58 To protect drinking water supply from pollution, the Environment Agency defines a number of Source Protection Zones (SPZ), these zones include areas where the level of risk of contamination is high. This can be exacerbated by certain situations such as storing pollutants like petrol underground or from soakaways from septic tanks. Any development within a SPZ should demonstrate that it will not cause contamination to ensure that water is safe for human consumption. Source Protection Zones in Huntingdonshire run from the east of Huntingdon, south of St Ives to Fenstanton and are also located in Little Paxton and to the south and east of Waresley/ Great Gransden⁽¹⁰⁾.

3.59 [The Emerging Water Resources Regional Plan for Eastern England January 2022](#) identifies that the Environment Agency has classified the whole of Eastern England as being in 'in serious water stress'. Taking into account population growth and climate change and the need to restore and protect the environment, current predictions estimate that by 2050 there will be a water deficit of between 703 Ml/d and 2,267 Ml/d. Around 30 to 98% higher than the region's current water use. In addition, the Plan highlights that shifts in water consumption between water companies has occurred as a result of the COVID-19 pandemic, which re-distributed population (from towns and cities to rural areas) and instigated more working from home (page 31). Anglian Water and Cambridge Water work together to develop strategic solutions, through Water Resources Management Plans current projects include:

- a proposed new reservoir expected to be located in Lincolnshire (The South Lincolnshire Reservoir)
- a proposed new reservoir in the Fens to the north of Chatteris approximately 6kms from Huntingdonshire
- a proposed new piece of infrastructure that would transfer water from the Anglian Water region to supply Affinity Water customers via potential sources such as the above reservoirs or a new source from the River Trent.
- additional work to increase smart metering combined with behaviour change, leakage reduction and additional water efficiency activity.

Source: [Anglian Water](#)

3.60 Water Resources East also notes the importance of local water resources to the farming community. Farming relies on local water resources that lie beneath, stored on their farm or flow past their farm. More than 60% of England's abstraction licences for irrigation are located in the Eastern region.

7 [Anglian Water Water Resources Management Plan 2019](#), pages 27-28, 32

8 [Cambridge Water Draft Drought Plan 2021](#), page 4

9 [Cambridge Water, Water Resources Management Plan 2019](#), pages 14-17, 109

10 Environment Agency - [Groundwater Source Protection Zones](#)

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Power generation also requires a lot of water. "Energy plants across the region are major users of freshwater, particularly from the River Trent and River Great Ouse", ([The Emerging Water Resources Regional Plan for Eastern England January 2022](#), page 27) and it is incorrect to assume that renewable energy production will not impact on water abstraction or usage. Decreased flows and reduced ground and surface water means less water to abstract for essential services such as food production and power generation.

3.61 Huntingdonshire sits within the Anglian River Basin District. Classification data from the [Environment Agency](#) shows the environmental condition or "status" of water bodies in the Anglian River Basin District. 634 water bodies are identified within this District which comprise 526 rivers, canals and surface water transfers, 46 lakes, 13 coastal, 18 estuarine and 31 groundwater. Surface and ground waters are also assessed by ecological and chemical status. The following tables show classification data from the [Environment Agency](#) (data was last updated on 22 May 2022).

Table 6 Ecological status for surface waters in the Anglian River Basin District

Ecological status or potential	Bad	Poor	Moderate	Good	High	Total
Number of water bodies	22	105	428	47	0	602
Number of water body elements	111	406	663	824	3,138	5,142

Table 7 Chemical status for surface waters in the Anglian River Basin District

Chemical status	Fail	Good	Total
Number of water bodies	603	0	603
Number of water body elements	1,205	7,007	8,212

Table 8 Quantitative status for ground waters in the Anglian River Basin District

Quantitative status	Poor	Good	Total
Number of water bodies	14	17	31
Number of water body elements	15	109	124

Table 9 Chemical status for ground waters in the Anglian River Basin District

Chemical status	Poor	Good	Total
Number of water bodies	15	16	31
Number of water body elements	23	132	155

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- 3.62** The Environment Agency's approach to managing and protecting groundwater are provided in a series of [Groundwater Protection Position Statements](#). The primary aim of all of the position statements is the prevention of pollution of groundwater and protection of it as a resource.
- 3.63** Impacts of climate change and growth could increase pressure on water bodies for example through increased surface water run-off. This may impact on the future ecological status of these water bodies in terms of chemical pollutants or reduced ecological status.
- 3.64** Huntingdonshire's [Stage 2: Detailed Water Cycle Study December 2014](#) provides information about the capacity of the water environment and water services infrastructure to accommodate required growth during the current Local Plan period (2011-2036).
- 3.65** It identified, at the time of the study, that there was constrained water treatment capacity at the waste water treatment works (WwTW) at Oldhurst, Ramsey, Somersham and St Neots. It also identified that without further capacity measures the WwTW at Buckden and Huntingdon would reach the constraints of water treatment capacity during the current local plan period (up to 2036), based on allocations contained in that plan. Proposals such as the [Oxford Cambridge Arc](#) growth corridor and growth in nearby authorities could also place increasing strain on wastewater treatment works, water quality and flooding from all sources which will need to be considered by Huntingdonshire District Council, private water companies and public and private organisations. A revised study will be undertaken as part of the next local plan to understand how capacity has changed and where there may be capacity issues.

Key sustainability issues and problems

- The impacts of climate change will see increases in extreme weather events, leading to increased rainfall, rainfall intensity and sea level rises all of which will increase the impact of all sources of flooding in the district. Potential to impact on existing and new developments,

infrastructure and agricultural productivity, social and economic impacts across the district

- Potential need to set aside land for flood mitigation measures due to increased flood risk and understand effectiveness flood management infrastructure
- Increased flood risk may influence where development can be sustainably located
- Ensuring that new growth does not adversely affect water resources or water resources management infrastructure and that there are sufficient measures in place to balance water supply across the district
- Ensuring that homes and businesses are resilient to flooding and provide effective water management to maintain water resources for all
- Ensuring new development does not adversely impact on the ecological and biological status of water bodies

What may happen without a Local Plan

- Inappropriately located development, putting economies, people, ecology and biodiversity at risk
- Lack of water resources to new and existing support residents, businesses and agricultural requirements
- Increased pressure on water resource management infrastructure

Waste and Recycling

- 3.66** The waste hierarchy, gives priority to preventing the creation of waste in the first place, followed by preparing waste for reuse; to recycling, and then recovery. Disposal, such as landfill, is regarded as the worst option. This moves away from landfilling the majority of waste to a more circular economy where products and materials are recovered and regenerated where possible giving them a new lease of life, maximising their value and minimising waste. It also minimises the harmful environmental impacts of landfills and prolongs the lifespan of existing landfills and reduces the need

3 Stage A - The Scoping Process

to use finite natural resources and can help to lower green house gas emissions. This leads to a more sustainable way of consuming and using resources and ultimately a more sustainable way of living.

3.67 All households in Huntingdonshire are provided with a collection for residual and dry recycling waste while 90% of residents have access to an organic waste collection service. Residents have access to a network of 23 textile recycling banks from which all materials collected are re-used. There are three household recycling centres in the district located in Alconbury, Bluntisham and St Neots that are run by Amey for Cambridgeshire County Council (the waste disposal authority).

3.68 The [Cambridgeshire and Peterborough Minerals and Waste Local Plan](#) (adopted July 2021) identifies several Waste Management Areas (WMAs) within Huntingdonshire. These are areas of existing operational sites, and committed sites (i.e. those with planning permission but which are not yet operational) that make a significant contribution to managing any waste stream. There are WMAs in Alconbury, Bluntisham, Buckden, Godmanchester, Hemingford Abbots, Little Paxton, Ramsey, St Neots and Somersham. The Minerals and Waste Local Plan does not allocate any sites for future waste management development as a Waste Needs Assessment prepared alongside the Plan did not identify any capacity gaps.

3.69 Local zero waste initiatives and projects are also available across in and around Huntingdonshire such as toy libraries, refill/ eco shops and pop-up repair cafes, full details on where these are and how to find more information is available on [HDC's website](#). The Council works with the [Cambridgeshire and Peterborough Waste Partnership](#) (RECAP) to continuously improve waste services, increase recycling and reduce waste and find cost effective and environmentally responsible ways to meet the needs of local communities.

3.70 The below figure shows that more than 55% of the waste collected has been sent for recycling or composting over the past 10 years. Since 2011, HDC have performed on or above targets. The rates of recycling plateaued between 2015/16 and 2018/19 before picking up again from 2019/20. ⁽¹¹⁾.

Figure 3.8 Recycling rates in Huntingdonshire since 2010/11



3.71 Each year the number of domestic properties that the Council's waste collection team service has increased. Despite the increase, the next figure shows that across domestic properties, the tonnes of waste collected across dry recycling, organic waste and residual waste have stayed relatively constant.

Figure 3.9 Amount of waste in tonnes collected from domestic properties since 2016/17



Key sustainability issues and problems

- Many tonnes of waste are sent to landfills and recycling centres
- Increasing levels of recycling and re-using materials reduces how much material ends up in landfills reducing their environmental effects and supporting a circular economy
- Growth places additional demand on existing waste and recycling collection services
- The waste attributed to the construction of new buildings

What may happen without a Local Plan

- Less sustainable reuse of waste, particularly construction material
- Growth may not maximise the inclusion of additional recycling facilities and zero waste initiatives

3.72 The contamination of dry recycling has considerable financial implications as well as environmental ones and means waste that could have been recycled may end up in landfill. In 2021/22, the Council's rejections rate of dry recycling material was 5.67% equating to approximately 1,068 tonnes (down from 6.86% in 2019/20 and from 7.97% in 2017/18). HDC's contamination rate is below the national average of 12.7%.

3.73 HDC's Waste and Recycling team carry out customer satisfaction surveys to give the Council an opportunity to gather residents' opinions on communication methods as well as more insight into how residents dispose of their waste. The 2020 survey found that overall 97% of respondents were satisfied or very satisfied with the refuse/recycling service, this was an improvement from 89% in the 2019 survey.

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Environmental Characteristics

3.74 The following topics were reviewed:

- Landscape
- Land, soils and agriculture
- Biodiversity, habitats and the natural environment
- Green infrastructure and open space
- Pollution

Landscape

3.75 Huntingdonshire is a largely rural district. It is 913km² (about 350 square miles). Huntingdonshire's landscape comprises many elements formed over millions of years which are constantly evolving through a combination of natural and human influences and exhibit features from different stages in their history and development. The majority of Huntingdonshire lies on Jurassic clay with glacial till covering the higher land in the northern and western parts of the district. The distinctive low lying, flat landscape of the Fens was formed by the post-glacial accumulation and subsequent drainage of peat. Alluvial material has been deposited along the floodplains of the Rivers Nene and Great Ouse giving fertile flood meadows with extensive gravel deposits in the Ouse valley. A small area to the north-west of the district is underlain by Oolitic limestone extensively used in the traditional buildings of the Nene valley.

3.76 The highest land in the district, rising to 70m AOD, lies across the western and southern parts with the eastern parts being typically no more than 30m AOD. The district is incised by the wide valley of the River Great Ouse as well as the steeper, narrower valleys of its tributaries, especially the River Kym, Ellington Brook and Alconbury Brook. The valley of the River Great Ouse flows south to north before turning west to east at Huntingdon. It comprises a broad, shallow sided valley with a wide floodplain which has been extensively worked for gravel extraction shaping the landscape through the resultant large bodies of water. The River Great Ouse flows through or

around three of Huntingdonshire's four market towns and historically was a significant transport corridor supporting the local and regional economy allowing the district to prosper.

3.77 The Fens are flat and at or below sea level. Former wetlands they were drained to allow agriculture on the rich, fertile soils. The landscape is dominated by straight, artificial watercourses with deep field ditches and a network of drainage channels. Inland of the fens the land rises steeply into the claylands which gently undulate between 10 and 50m AOD. Streams in this area are typically narrow, and flow generally west to east but they are not a strong visual feature in the landscape.

3.78 Huntingdonshire has nine identified landscape character areas (see the following map), these are:

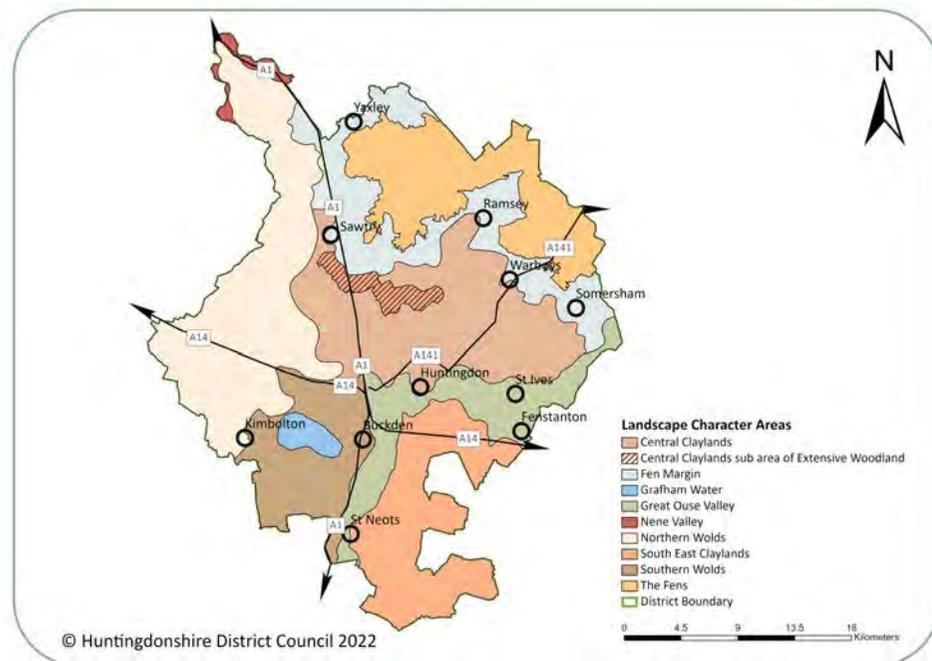
- The Fens
- Fen Margin
- Central Claylands
- Great Ouse Valley
- South East Claylands
- Northern Wolds
- Grafham Water
- Southern Wolds
- Nene Valley

3.79 These landscape character areas can be broadly divided into the low-lying fens, undulating claylands, upland areas (the Wolds) and main river valleys. A summary of their key characteristics is provided within this report but detailed character assessments of each landscape and pressures going forward are set out in Huntingdonshire's [Landscape and Townscape SPD \(2022\)](#) .

3.80 The identification of landscape character areas is an approach which protects the distinctive features of each type rather than favouring a particular selection, and provides clear criteria for making judgements. The

Local Plan will seek to ensure that both the quality and distinctive characteristics of these areas are conserved and enhanced through the allocation process and as subsequent development occurs.

Map 3.3 Huntingdonshire's Landscape Character Areas



a few linear villages along main roads. The area includes the Great Fen project which seeks to protect remaining fragments of the ancient fenland landscape, create large areas for wildlife and prevent further loss of the peat soils.

Fen Margin

3.82 The Fen Margin landscape character area comprises a narrow arc forming a transition between the Fens to the north and east and the Central Claylands and Northern Wolds landscape character areas to the south and west. The area is generally well vegetated, with deciduous woodland, hedgerows, trees and orchards. There is a matrix of land uses, comprising arable farmland, pasture, airfield, orchards, woodland and settlements.

Central Claylands

3.83 The Central Claylands is a large character area in the centre of Huntingdonshire. It includes Huntingdon, Alconbury Weald and St Ives and major transport corridors namely the A1/A14. In the northern part of the character area there is a small sub-area of extensive ancient woodland located between Aversley Wood and Wennington Woods.

Great Ouse Valley

3.84 The broad, shallow valley of the River Great Ouse flows roughly south to north between St Neots and Huntingdon then turns to flow west to east via St Ives and exits Huntingdonshire near Earith, thus influencing three of Huntingdonshire's towns. It has experienced large scale gravel extraction; the resultant pits have since been flooded to create habitats for wildlife, nature reserves and fisheries. The floodplain meadows play an essential role for flood storage and flow attenuation and are of high ecological value.

The Fens

3.81 The Fens landscape character area lies in the north east of Huntingdonshire and is distinctive for its low-lying, flat, regular open character arising from its man-made network of drainage channels and waterways. It is predominantly used for arable agriculture on its dark peaty soil, as such there is sparse woodland cover. Settlement is limited to isolated farms, with

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South East Claylands

3.85 The South East Claylands character area is situated in the south eastern corner of Huntingdonshire stretching up to the Great Ouse Valley in the north and west. It includes large areas of high quality landscape with a varied and typically gently undulating landform, established hedgerows and woodland and historic settlement patterns.

Northern Wolds

3.86 The Northern Wolds landscape character area forms a broad north-south strip on the western edge of Huntingdonshire. It has a strong topography of ridges bisected by pronounced valleys. The ridges are generally used for arable farming. The area has been significantly influenced by medieval development with many scheduled monuments present and distinctive historic villages and ecclesiastical architecture.

Grafham Water

3.87 The Grafham Water landscape character area is defined and dominated by the reservoir and its immediate landscape setting. Grafham Water is managed by Anglian Water. It has a strong sense of identity and is unique within Huntingdonshire being predominantly open water and is the third largest reservoir in England by area and is the largest Site of Special Scientific Interest in Huntingdonshire at 806ha. Recreation is a key activity, with facilities for sailing, fishing, walking, cycling and horse riding.

Southern Wolds

3.88 The Southern Wolds landscape character area incorporates the lower valleys of the River Kym and Ellington Brook. It completely encircles the Grafham Water landscape character area. It has a well-wooded landscape, with hedged fields, and some more recent plantations. There are scattered villages and isolated farms throughout.

Nene Valley

3.89 The Nene Valley landscape character area covers land associated with the River Nene just in the north west tip of Huntingdonshire, although the Nene valley stretches beyond the district boundaries into Northamptonshire. The local availability of limestone has strongly influenced the vernacular architecture of the area. The Nene Valley steam railway provides a recreational function, and distinctive landscape feature.

Low-lying Fens landscape



Undulating Claylands



Upland areas known as the Wolds



Main river valleys



Key sustainability issues and problems

- Huntingdonshire's landscape and its distinctive qualities are vulnerable to the impacts of climate change, insensitive new development and land management practices
- Water management is key to landscape character throughout much of the district
- The expansive, flat wetlands of the Fens are particularly vulnerable to the impacts of climate change degrading fertile peat soils and its landscape character
- The River Great Ouse flows through or around three of Huntingdonshire's four market towns providing a high quality landscape setting to them and recreational opportunities but also an increased risk of flooding

What may happen without a Local Plan

- Distinctive landscape features such as ancient woodlands, nature sites and orchards which enrich Huntingdonshire's landscape and ecological quality may be harmed or lost
- A scale and nature of new development may be implemented that is detrimental to the character of Huntingdonshire's landscapes
- New developments that are not sensitively integrated with their surroundings and do not incorporate appropriate landscaping may permanently harm Huntingdonshire's landscape and historic settlements
- Poorly managed riverside attractions along the Rivers Great Ouse and Nene may damage the landscape quality of the areas and the framing of villages and towns nearby

Land, Soils and Agriculture

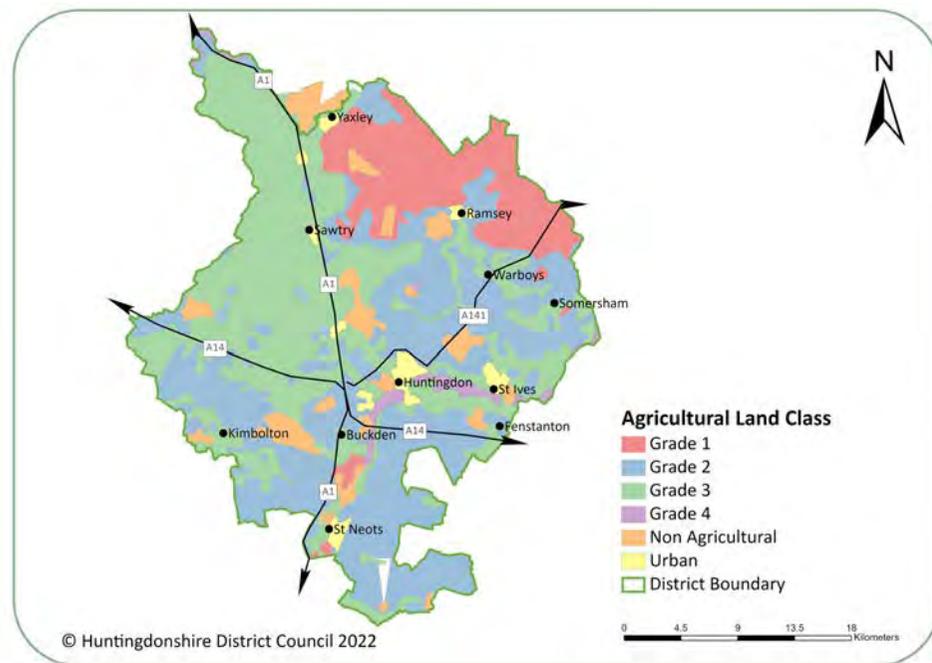
Soils

- 3.90** Huntingdonshire benefits from good quality agricultural land throughout almost all of the district outside of the built up areas. The below map shows the distribution of agricultural land grades across the district.
- 3.91** Grade 1 land is the best and most versatile agricultural land which predominates in the north east of the district where fenland peat is found. Peat is particularly vulnerable to the impacts of climate change due to increased variability in water levels and higher temperatures affecting the peat. Drying out of the peat may worsen this further by releasing carbon emissions itself and through suffering greater wind erosion causing more depletion of the peat soils which exposes less fertile ground.
- 3.92** Much of the western and southern parts of the district comprise grade 2 agricultural land which is also highly productive; the only exceptions to this are predominantly found along the Great Ouse Valley and a belt of grade 3 land broadly running east from Woodwalton to Warboys and on to Somersham. The majority of the north west of Huntingdonshire comprises grade 3 agricultural land within which elements of grade 3a land are still classified as best and most versatile and so forming valuable productive agricultural land. Detailed mapping of 3a and 3b suitable for use at a site specific level is not currently available.
- 3.93** In terms of underlying geology, the vast majority of the district comprises Oxford clay (mudstone) with the eastern edge being formed of West Walton and Ampthill clay (mudstone). In the south eastern edge of the district Waresley and Great Gransden are situated on a Woburn Sands formation (sandstone). Geologically the northern tip of Huntingdonshire is by far the most diverse with narrow bands of bedrock relating to the River Nene routing. Directly under the river the bedrock mainly comprises Whitby Mudstone, adjoined by Grantham formation of sandstone, siltstone and mudstone. A band of Rutland formation argillaceous rocks with subordinate sandstone and limestone follows the same looping formation. Upper,

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Lower, Blisworth and Cornbrash limestone are also all present along with small areas of Blisworth and Kellaways clay (mudstone). Overlaying much of the bedrock are superficial deposits comprised of clay, silt, sand and gravel some of which have been extracted often for construction materials.

Map 3.4 Agricultural Land Classification



only include commercial scale production. The next table below shows that cereal crops account for just over half (52.8%) of all farmed land within Huntingdonshire with other arable crops comprising the second most extensive farmland. Fruit and vegetable growing has shown a marked increase in Huntingdonshire between 2010 and 2016 although it fell across Cambridgeshire overall. The numbers of livestock kept were more volatile in this period as shown in the below table. Sheep and poultry numbers both decreased slightly in Huntingdonshire but the proportion of them compared to livestock across the whole of Cambridgeshire decreased significantly due to increases in the numbers kept in Fenland and Peterborough.

Agriculture

3.94 Most farms in Huntingdonshire focus on cereal and general cropping production with limited amounts of livestock. DEFRA collate data on land and crop areas, livestock populations and agricultural workforce numbers as at 1 June to indicate the nature of the agricultural economy. The figures

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Table 10 Agricultural Land Use in Huntingdonshire 2010 and 2016

Crop	Total farmed area (ha)		Cereals (ha)		Arable (excluding cereals) (ha)		Fruit and vegetables (ha)		Grassland (ha)	
	2010	2016	2010	2016	2010	2016	2010	2016	2010	2016
Huntingdonshire	70,635	74,656	35,976	39,411	20,853	19,021	884	1,296	9,025	8,845
Cambridgeshire	262,465	268,034	130,396	139,552	73,826	70,547	11,069	7,863	29,878	29,735
Proportion grown in Huntingdonshire	26.9%	27.9%	27.6	28.2	28.2	27.0	8.0	16.5	30.2	29.8

Table 11 Numbers of Livestock on Huntingdonshire's Farms 2010 and 2016

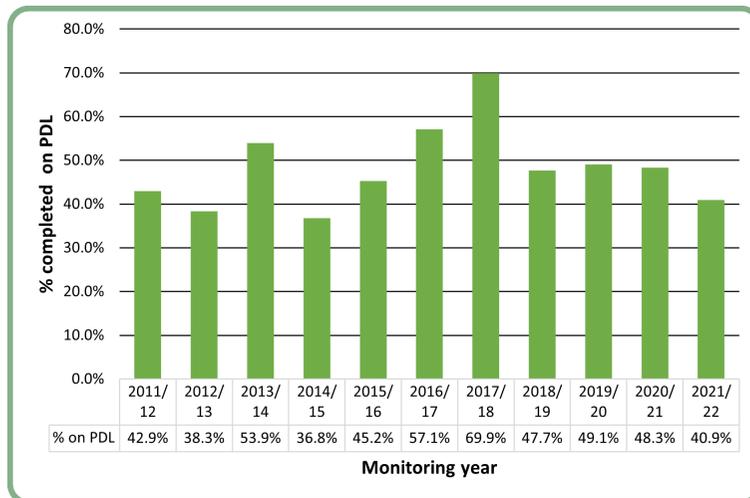
Livestock	Cattle		Sheep		Pigs		Poultry	
	2010	2016	2010	2016	2010	2016	2010	2016
Huntingdonshire	8,948	9,194	11,548	9,114	5,226	5,447	685,502	515,491
Cambridgeshire	26,552	27,606	36,037	41,329	29,225	24,903	2,015,238	2,182,263
Proportion produced in Huntingdonshire	33.7%	33.3%	32.0%	22.1%	17.9%	21.9%	34.0%	23.6%

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Previously developed land

- 3.95** Previously developed land is concentrated almost entirely within former airfields and existing towns and villages. To reduce the greenfield land take, Huntingdonshire's Local Plan to 2036 allocated all the elements of RAF Alconbury and RAF Brampton that were redundant from military use for redevelopment for new homes, employment and community uses. The built elements of RAF Upwood were also allocated for redevelopment although the airfield itself remained. Some pockets of previously developed land remain available for reuse; others may be identified through a call for sites where existing land uses are of low viability. In accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017 the Council maintains a [brownfield register](#).
- 3.96** The percentage of completions on previously developed land within Huntingdonshire since the 2011/12 monitoring year are provided in the next figure.

Figure 3.10 % of new dwellings completed on PDL



Key sustainability issues and problems

- A very high proportion of the district's agricultural land is classified as best and most versatile, whilst this is beneficial for production and food security it provides challenges for focusing development onto less valuable land
- Degradation of peat and soil erosion resulting in the loss of the most fertile soils
- There are limited remaining opportunities for largescale reuse of previously developed land

What may happen without a Local Plan

- Greenfield land may be at greater risk of development
- Land that is classed as best and most versatile may be permanently lost through development reducing the capability for production and food security

Biodiversity, Habitats and the Natural Environment

- 3.97** Huntingdonshire contains many sites that are of biodiversity importance, including those designated at international level recognising their strategic contribution to biodiversity. The below table below identifies natural habitats in Huntingdonshire with international level designations reflecting their high level of importance for nature conservation. Special Areas of Conservation (SAC) and Special Protection Areas (SPAs) formerly identified as part of the Natura 2000 ecological network are now designated with the same status under the UK's National Site Network. Designated Wetlands of International Importance (known as Ramsar sites) are not part of the national site network. However, many overlap with SACs and SPAs, and may be designated for the same or different species and habitats and remain protected in the same way.

Table 12 Internationally Designated Sites

Site name	Designation(s)	Area (ha)	Habitat description
Ouse Washes	Ramsar	2,518.66	Seasonally-flooded washland habitat supporting nationally and internationally important numbers of wintering waterfowl and nationally important numbers of breeding waterfowl. Of particular significance are the flocks of teal, pintail, wigeon, shoveler, pochard and Bewick's swan.
	SAC	337.73	
	SPA	2,498.6	The site Includes large areas of unimproved neutral grassland primarily managed as traditional hay meadows. The grassland areas are characterised by such grasses as reed and floating sweet-grass, reed canary-grass, marsh foxtail and a variety of sedges and rushes. The watercourses host aquatic species such as the fringed water-lily, greater water-parsnip and duckweeds.
	Site of Scientific Interest (SSSI)	2,518.66 (45.24 ha in Hunts)	
Portholme	SAC	91.79	Alluvial flood meadow grassland including as Yorkshire fog, yellow oat-grass, meadow foxtail, and meadow fescue. The range of herbs includes lady's bedstraw, pepper-saxifrage and great burnet. Portholme is one of the largest areas of this grassland type in the country and continues to be managed in a traditional manner with seasonal flooding adding nutrients to the otherwise unimproved grassland. Watercourses on the periphery of the site have populations of some uncommon invertebrates, including one dragonfly of nationally restricted distribution.
	SSSI	106	
Woodwalton Fen	Ramsar National Nature Reserve SPA SSSI	209 (all)	Mixed fenland habitat with fen, marsh, reedbeds, open water, scrub and woodland supporting very diverse flora and fauna. Flower-rich mixed fen covers much of the reserve and supports yellow flag, swamp meadow grass and great water dock. The acid peat supports purple moor-grass, ling, bog myrtle, tormentil and saw sedge. Woodwalton Fen provides habitats for some rare fen plants including fen wood-rush and fen violet; ditches support the rare water violet and carnivorous bladderwort. Bird species are found at the site include great bittern, reed bunting, tree pipit, long-eared owl and common teal. The area also provides habitats for around 900 moth species including marsh, lunar yellow underwing, four spotted, white-spotted pinion and silky wave. Over 1,000 beetle species, both terrestrial and aquatic, have also been recorded at the site.

3.98 The next table identifies nationally designated sites within Huntingdonshire. By area, 62.9% of SSSIs in Huntingdonshire were judged to be in favourable condition in 2020/21, with a further 32.5% in an unfavourable but recovering state.

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Table 13 Nationally Designated Sites

Site name	Designation(s)	Area (ha)	Habitat description
Aversley Wood	SSSI	60	Ancient ash and maple woodland
Berry Fen	SSSI	18	Washland habitat of neutral grassland
Brampton Meadow	SSSI	0.95	Calcareous grassland
Brampton Racecourse	SSSI	21	Species rich neutral grassland
Brampton Wood	SSSI	132	Ancient wet ash and maple woodland with rich neutral grassland flora
Castor Flood Meadows	SSSI	42 (Part in Hunts)	Wet alluvial grasslands and alluvial meadow grassland
Godmanchester Eastside Common	SSSI	29.7	Calcareous loam and calcareous clay grassland
Grafham Water	SSSI	806	Reservoir and marginal land supporting wetland birds
Great Stukeley Railway Cutting	SSSI	34.7	Calcareous clay grassland
Hemingford Grey (Arthur's) Meadow	SSSI	0.67	Calcareous clay grassland
Houghton Meadows	SSSI	4.74	Neutral ridge and furrow grassland
Holme Fen	National Nature Reserve SSSI	63	Remnant fen habitat now containing the largest birch woodland in lowland England, ancient bog, acid grassland and heath. Three meres (lakes) with shallow banks and islands are the result of peat cutting. Holme Fen supports many birds such as siskin, redpoll, nightingale, blackcap and woodpecker. The habitat also supports dragonflies and marsh plants such as golden dock, twayblade meadow rue and fen wood-rush. The damp habitat also supports some 500 species of fungi.
Little Catworth meadow	SSSI	5.23	Calcareous loam grassland

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Site name	Designation(s)	Area (ha)	Habitat description
Little Paxton Pits	SSSI Local Nature Reserve	127 59.95	Flooded gravel workings supporting wildfowl and invertebrates with nationally important levels of wintering wildfowl
Little Paxton Woods	SSSI	44	Wet ash and maple woodland with diverse shrub layer and ground flora
Monks Wood	SSSI	157	Broadleaf ancient woodland including oak, ash, field maple and wild service trees with an understorey of hazel, blackthorn, dogwood and willow. The woodland also supports neutral grassland. The woodland provides suitable habitat for over 400 plant species including greater butterfly orchid, violet helleborine, crested cow-wheat, small teasel and water purslane. Monks Wood also supports a wide variety of birds including tawny owls, red kites and buzzards along with badgers, hares and foxes. Butterflies including white admiral, grizzled skipper and white-letter hairstreak are found along with over 1,000 species of beetles.
The Odd Quarter (linked to Monks Wood)	SSSI	13	Wet ash and maple woodland with wild service trees
Perry Woods	SSSI	67.9	Ancient ash and maple woodland
St Neots Common	SSSI	33.35	Alluvial grassland with willow carr, ponds and ditches supporting aquatic flora and fauna
Somersham LNR	Local Nature Reserve	9.54	Mixed woodland, grassland, lake and wet woodland
Upwood Meadows	National Nature Reserve SSSI	6	Upwood Meadow comprises three fields of lowland grassland bordered by veteran trees and mature hedgerows. Designated for its diversity of flora the meadow supports cowslip, greater burnet, saw-wort, dropwort, sulphur clover and a large colony of green-winged orchids. The flora in turn support a diversity of bees and butterflies. The trees and hedgerows provide nesting habitats for many birds including turtle dove, blackcap and whitethroat and support winter visitors such as fieldfare and redwing.
Warboys and Wistow Woods	SSSI	44.5	Ancient ash and maple woodland also supporting invertebrates

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Site name	Designation(s)	Area (ha)	Habitat description
Warboys Claypit	SSSI	12.5	Surface exposure of Upper Oxford lay and Ampthill clay
Waresley Wood	SSSI	62	Ancient ash and maple woodland with diverse flora enriched by varied underlying geology
Weaveley and Sand Woods	SSSI	76	Ancient ash and maple woodland straddling diverse geological formations
Woodwalton Marsh	SSSI	0.76	Lowland neutral grassland

3.99 Natural England's Impact Risk Zones (IRZs) available through [Magic Map](#) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

3.100 Huntingdonshire also benefits from having 135 County Wildlife Sites (CWS) which are judged to be of local nature conservation, biological or geological interest. These cover 2,348.7 ha of the district along with 133.9 kms of linear sites which are waterways where the county wildlife site comprises the river and adjacent semi-natural habitat.

3.101 The district also contains ancient woodland. Ancient woods are areas of woodland that have persisted since AD1600 in England. They cover just 2.5% of the UK, yet these are irreplaceable environments which contain complex communities of plants, fungi, insects and other microorganisms. In Huntingdonshire there are in the region of 45 Ancient Semi Natural Woodland (ASNW) sites and 25 Plantation on Ancient Woodland (PAWS) sites, totaling approximately 1,500ha of woodland. Huntingdonshire's [Tree Strategy 2020-2030](#) states that there are no ASNW or PAWS known to be currently under threat in Huntingdonshire. Some of these ancient woodland sites will also be designated as SSSIs or CWS.

3.102 Huntingdonshire benefits from an extensive network of rivers, drainage canals and lakes which are already widely used for tourism, sport and leisure activities including boating, windsurfing, fishing and birdwatching. They also provide valuable wildlife habitats, for instance the River Great Ouse and its tributaries flow in part into the Ouse Washes, an important area for birds and many other species as shown in the table above. The main rivers running through the district are the River Great Ouse, River Nene, River Kym and Alconbury Brook. Huntingdonshire's [Landscape and Townscape SPD \(2022\)](#) provides further information on their importance in shaping the landscape character of the district and the wildlife habitats they provide and support.

3.103 Enhancing biodiversity has become a bigger focus area at the national level, as demonstrated in the now mandatory minimum of 10% biodiversity net gain for all new developments via the Environment Act 2021. Locally, in 2019 [Natural Cambridgeshire](#) set an ambition of doubling nature across Cambridgeshire and Peterborough by 2050. This includes land managed for nature. Within this, it aims to create living landscapes, promote good practice for local food and farming, create better places to live, create sustainable jobs, healthy communities and promote heritage, culture and leisure.

Key sustainability issues and problems

- There are several sites designated at an international and national level for their biodiversity and habitat value as well as non-designated sites identified for their local nature conservation value
- Nature conservation sites and ancient woodland are vulnerable to new developments and land management practices.
- Two thirds of SSSIs in Huntingdonshire are in a favourable state, with approximately a third of SSSIs not in a favourable condition, although these are in a recovering state
- Visitor pressures on designated and non-designated sites may harm the quality of these sites for nature conservation and vital habitats
- Nature conservation sites and other natural environments are vulnerable to the impacts of climate change
- Trees are a natural carbon store, with established and mature trees taking in the most carbon

What may happen without a Local Plan

- Development may adversely impact on the condition of designated and non-designated sites and damage vital habitats for wildlife
- Habitats may become fragmented
- Development may adversely impact protected species and their habitats

comprises rural and urban green infrastructure of different sizes and character, and the connections and links between them. It is part of (and contributes to) the wider environment.'

3.105 The Cambridgeshire Green Infrastructure Strategy established a series of strategic green infrastructure areas three of which cover land within Huntingdonshire: the River Nene, Huntingdonshire Fens and Woods and the Great Ouse (see below). This has been supplemented by designation of priority landscape scale nature recovery area of which four relate closely to Huntingdonshire: the Nene Valley, Great Fen, Great Ouse Valley and West Cambridgeshire Hundreds.

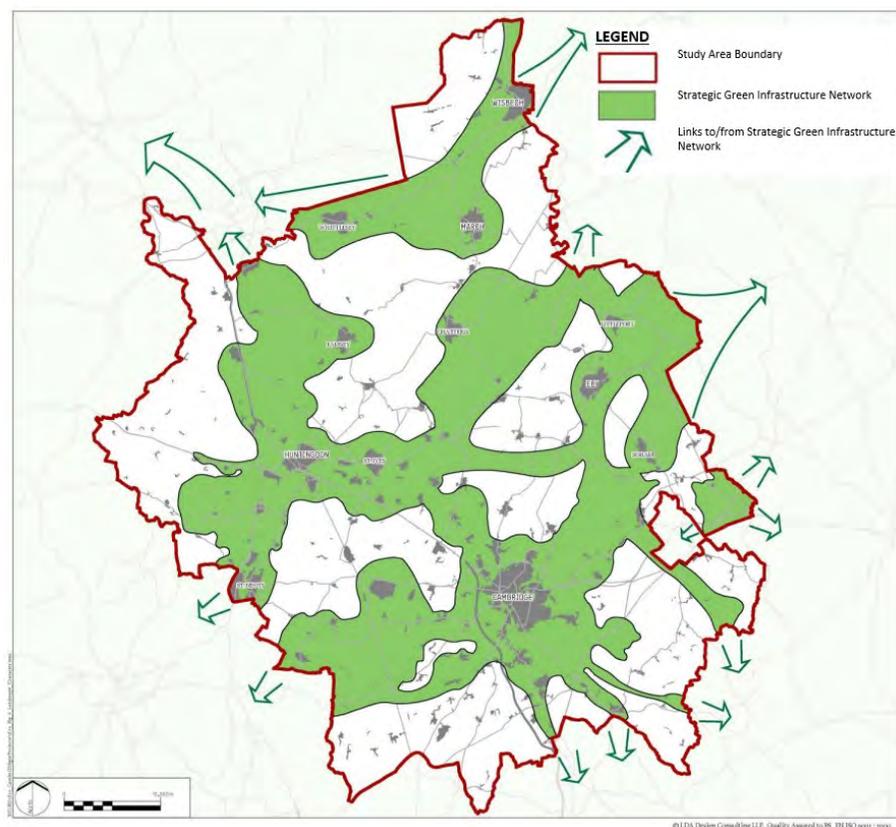
3.106 Green infrastructure supports a range of functions, including recreation and wildlife as well as landscape enhancement. Green infrastructure is essential to enhancing biodiversity by creating new habitats and helping to protect against habitat fragmentation, it aids mitigation and adaptation to climate change and provides multiple benefits for human health. The coronavirus pandemic has highlighted the importance of access to local green space for people's physical and mental health as well as a place for social activity and local tourism. Huntingdonshire District Council collaborates with Natural Cambridgeshire, the local nature partnership, to help deliver the vision of doubling the area of rich wildlife habitats and natural greenspace across Cambridgeshire by 2050.

Green Infrastructure and Open Space

3.104 The last [Cambridgeshire Green Infrastructure Strategy](#) was completed in 2011 and defines green infrastructure as 'a strategic, multi-functional network of public green spaces and routes, landscapes, biodiversity and heritage. It includes a wide range of elements such as country parks, wildlife habitats, rights of way, commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments. The network

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Figure 3.11 Cambridgeshire Strategic Green Infrastructure Network



results from the Healthy Open Spaces Strategy indicated that 68% of Huntingdonshire's residents visit a greenspace at least once a fortnight compared to the UK average of 57%.

3.108 The [Ordnance Survey National Greenspace Map](#) has mapped parks, open spaces, village greens and play areas across Britain. It must be noted that the data set does not include all sites on a local level but gives a good picture at a strategic level the provision of various types of open green spaces available. At this strategic level, mapping data from April 2022 identified that there were 605 open green spaces across the district covering 1,229ha of land, including 276ha of land set out as public parks and gardens. As well as large scale sites 209 play areas were identified covering 16.4 ha of land. Further details can be found in the following table.

Table 14 Ordnance Survey open green space data as at April 2022

Type of open green space	Number of sites	Total Area (m ²)	% of total open green space
Allotments or Community Growing Spaces	47	615,147.93	5%
Bowling Green	19	55,175.03	0.45%
Cemetery	44	408,093.47	3.32%
Golf Course	10	5,263,372.33	42.81%
Other Sports Facility	36	496,595	4.04%
Play Space	209	164,329.85	1.34%
Playing Field	88	2,120,592.44	17.25%
Public Park or Garden	37	2,758,285.89	22.44%

3.107 [Huntingdonshire's Healthy Open Spaces Strategy \(2020\)](#) identified that our communities benefit from a wealth of greenspaces. Across Huntingdonshire there is an average of 87 m² of green space per person which is significantly higher than the average across the East of England of 42.75 m². Survey

Type of open green space	Number of sites	Total Area (m ²)	% of total open green space
Religious Grounds	98	392,592.55	3.19%
Tennis Court	17	19,987.93	0.16%
Total open green space	605	12,294,172.42	100%

3.109 Across Huntingdonshire's towns and villages there are also opportunities for more formal sports facilities and play spaces, these are usually managed by parish and town councils and meet the needs of local communities. Additionally, the District Council manages One Leisure centres in Huntingdon, Ramsey, St Ives and St Neots providing for a range of indoor and outdoor sports and leisure activities.

3.110 The Green Flag Award is the benchmark international standard for publicly accessible parks and green spaces in the United Kingdom. As of July 2022, there are three open spaces managed to the Green Flag Award by Huntingdonshire District Council. These are Hinchingsbrooke Country Park in Huntingdon (60ha), Paxton Pits Nature Reserve in Little Paxton (75ha) and Priory Park in St Neots (32ha). Sudbury Meadow in St Neots (0.8ha) has not reapplied due to a lack of resources and voluntary commitment. In 2022, the St Neots Riverside Miniature Railway were awarded a Green Flag Community Award. In addition to open spaces managed by the Council, Grafham Water, which is managed by Anglian Water, holds a Green Flag, as does the Queen Elizabeth II playing field in Little Paxton.

Hinchingsbrooke Country Park



Little Paxton Pits Weedy Lake



Key sustainability issues and problems

- Huntingdonshire has several strategic green infrastructure areas: the Great Fen, Nene Valley, Great Ouse Valley and the West Cambridgeshire Hundreds
- Strategic green infrastructure and localised provision of open green space provide important social benefits to human health and wellbeing as well as opportunities for habitat and biodiversity conservation and enhancement
- Green infrastructure and open space must be located in accessible places
- Several public parks and gardens are managed to the Green Flag Award standard, with others aspiring to the standard

What may happen without a Local Plan

- Developments may not provide adequate provision for open green space to meet the needs arising from them and put pressure on existing spaces through overuse

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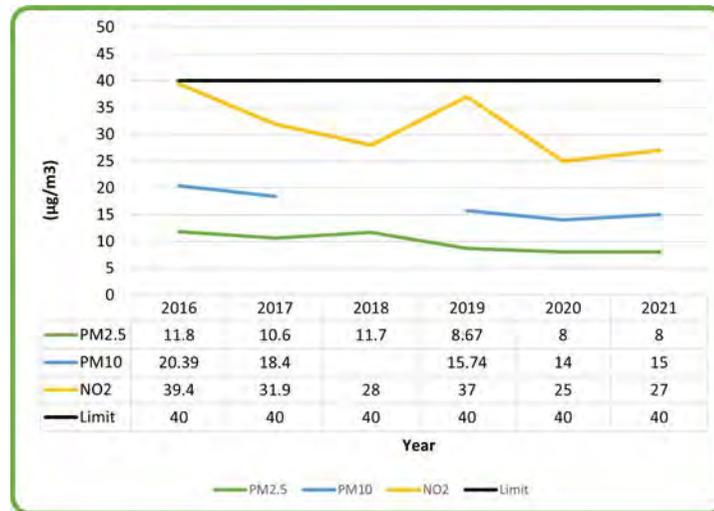
- Open green space may not be provided in accessible locations
- Planning contributions and obligations may not be made/secured to improve the quality and quantity of open green spaces and strategic green infrastructure projects

Pollution

Air Quality and Pollution

- 3.111** Air quality impacts human health, quality of life, the natural environment and built environment in the short and long term. Air quality across Huntingdonshire is considered to be good, there are however, four Air Quality Management Areas (AQMA) across the district in Huntingdon, St Neots, Brampton and along the A14 from Hemingford to Fenstanton. These were designated in 2005 and 2006. An AQMA is an area where air pollutant concentrations exceed / are likely to exceed the relevant air quality objectives and are declared for specific pollutants and objectives.
- 3.112** The main air quality issues within Huntingdonshire primarily relate to NO₂ (nitrogen dioxide) from vehicle emissions, mostly originating from the strategic road network along the A14 and to a lesser extent the A1. Local traffic and congestion within the market towns also contributes to some elevated levels locally, compared to the rest of the district. The AQMA designations reflect these areas where elevated air pollutants are found.
- 3.113** HDC's Environmental Health team continually monitor air quality across the district and produce an [Air Quality Annual Status Report](#) every year. The report monitors the presence of air pollutants within each AQMA and assess whether objectives are being met or exceeded. For Huntingdonshire, these objectives were set in the [Cambridgeshire Air Quality Action Plan \(2009\)](#) undertaken in collaboration with Cambridge City Council and South Cambridgeshire District Council.
- 3.114** In 2021, it was recorded that all sites met the NO₂ objective level (not exceeding 40µg/m³, or 40 micrograms per one cubic metre of air). Results in 2020 were significantly lower than previous years likely due to the relocation of the A14 and travel restriction measures to stop the spread of coronavirus. Results in 2021 were overall very slightly up from 2020 levels but still lower than pre-2020 levels. Although national travel restriction measures were less stringent as those in 2020, they are still likely to have resulted in a reduction in traffic, and therefore an improvement in related pollution levels. These measures, coupled with the continued A14 works to remove the viaduct within Huntingdon centre, have influenced the air quality results, continuing to make it difficult to assess the benefit of relocating the A14.
- 3.115** Fine particulate matter PM_{2.5} concentrations for the past five years have shown an overall downward trend and a reduction in the annual mean from 8.67µg/m³ in 2019 to 8µg/m³ in 2021. Also over the last five years, there has been an overall reduction in particulate matter PM₁₀. The annual mean PM₁₀ figure decreased from 15.74µg/m³ in 2019 to 14µg/m³ in 2020 with a slight increase to 15µg/m³ in 2021. The figure below shows the performance against the annual mean, the [Air Quality Annual Status Reports](#) include detailed assessment on each objective.

Figure 3.12 Annual mean monitoring results shown in µg/m3 for PM2.5, PM10 and NO2. For PM10 there was no data recorded in 2018.



3.116 As objectives have been complied with over the last several years, the Council proposes to revoke St Neots, Brampton, and the A14 Hemingford to Fenstanton AQMA's. The Huntingdon AQMA will also be reviewed as its objectives are being met, however due to travel restrictions arising from Covid-19 in 2020, it has not yet been possible to fully assess what the impact the re-routing of the A14 has had on air pollution. Also Covid restrictions on traffic means the data is unlikely to be representative of long-term trends in pollutant concentrations. In addition, the A428 upgrade of the route between the Black Cat roundabout and Caxton Gibbet roundabout with a new 10-mile dual carriageway and a number of junction improvements may have an impact on air quality particularly around St Neots.

3.117 The annual all-cause adult mortality attributable to anthropogenic (human-made) particulate air pollution (measured as fine particulate matter, PM2.5) is expressed as the percentage of annual deaths from all causes in those aged 30+. The next figure shows that the fraction of mortality attributable to particulate air pollution in 2020 (the last available year at the time of writing) was 5.7% in Huntingdonshire, this was slightly higher than the recorded fractions for England (5.6%)⁽¹²⁾. The slight increase in the 2019 and then again in the 2020 data coincides with an increase in the recorded annual means of PM2.5 for 2018 (a figure which has since decreased from 2019) and NO₂ in 2019 (a figure which in 2020 and 2021 has since decreased).

Figure 3.13 Fraction of mortality attributable to particulate air pollution



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Noise Pollution

3.118 Noise can have an effect on health, wellbeing, productivity and the natural environment. Within Huntingdonshire, [Defra's strategic noise mapping data](#) shows that along the strategic transport (road and rail) network there are several Important Areas (IAs). These are 'hotspot' locations where the highest 1% of noise levels at residential locations can be found. These are along the A1, A14, A141, A1307, A1123 and the East Coast Mainline Railway.

Light Pollution

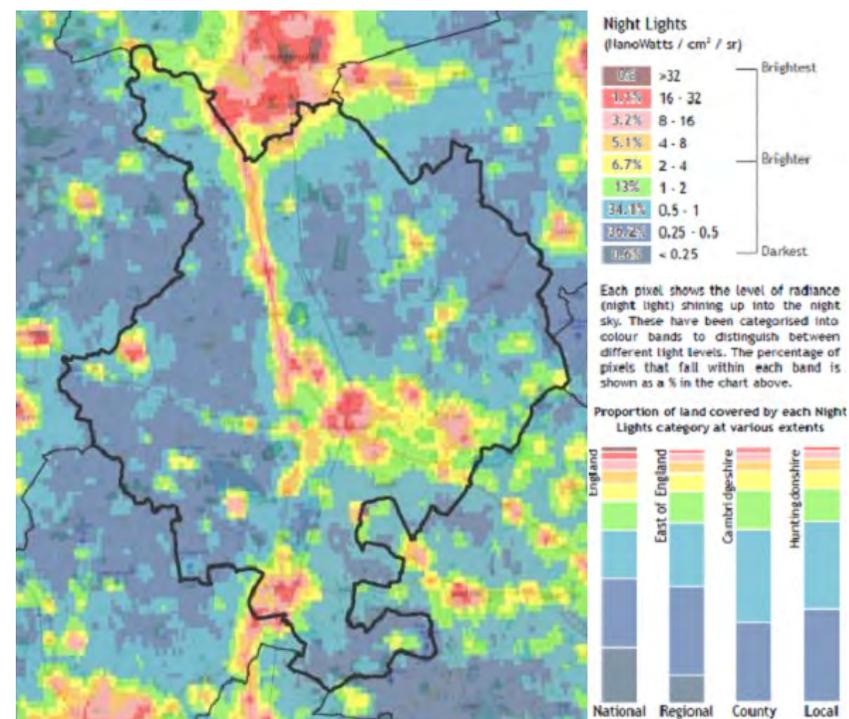
3.119 There is increasing awareness of the potential impacts of light pollution on wildlife by interrupting natural rhythms including migration, reproduction and feeding patterns and the quality of life of residents by disrupting sleep and for some increasing levels of anxiety. It can also harm people's enjoyment of the countryside. In 2015, the Campaign to Protect Rural England (CPRE) commissioned a national [interactive map of England's light pollution](#). The light pollution maps help define areas of dark skies.

3.120 This maps shows that Huntingdonshire is the 92nd darkest authority area of the 326 within England recorded on the dataset. Huntingdonshire has a greater proportion of its land covered by darker skies when compared to the proportion for all of Cambridgeshire, see below ⁽¹³⁾.

3.121 The market towns of Huntingdon and St Neots are shown to be the brightest areas. The strategic road network contributes to increased levels of light particularly along the A1. The rural parts of the district are the darkest with some small concentrations of increased levels of light within villages. Generally, darker skies are also observed where there are nature reserves and sites designated as Special Areas of Conservation, Ramsar, Special Protection Areas and Sites of Special Scientific Interest. The Great Fen enjoys dark skies and has been awarded the designation of a Dark

Sky Discovery Site by the Science and Technologies Facilities Council at two sites: The Wildlife Trust Countryside Centre and New Decoy Farm Information Point.

Figure 3.14 Light pollution map for Huntingdonshire



Key sustainability issues and problems

- The most significant air quality issues arise from traffic and congestion

- Air, noise and light pollution can have serious implications on the health and wellbeing of people and cause harm to the natural environment and disrupt the lifecycles of wildlife
- Homes, employment, schools, services and facilities should be accessible via walking, cycling and public transport
- Light and noise pollution can reduce the tranquillity of the countryside and green spaces within settlements

What may happen without a Local Plan

- Development may take place without adequate assessment on air quality and may increase concentration levels of pollutants such as nitrogen dioxide and particulate matter
- Development may be located in locations that reinforce car usage rather than in areas that can utilise lower polluting or non-polluting means of travel such as public transport, cycling and walking
- The health and quality of life of Huntingdonshire residents may be adversely affected as a result of air, light and noise pollution
- Development may take place without full consideration on the suitability, location and design of lighting within schemes and as such lighting may be obtrusive

Socio-Economic Characteristics

3.122 The following topics were reviewed:

- Housing
- Population and health
- Income and deprivation
- Employment and businesses
- Travel and transport
- Digital infrastructure and communications
- Retail and town centres
- Tourism and leisure
- Community services and facilities
- Education
- Heritage

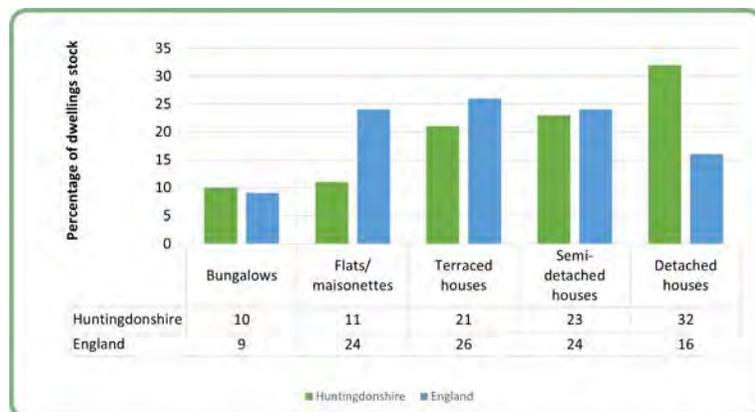
Housing

Current housing stock

3.123 Huntingdonshire has an estimated 80,021 dwellings as of 1 April 2022. This is based upon the 2011 Census figure of 71,450 plus known completions from 1 April 2011 to 31 March 2022. The composition of the housing stock is shown below. This illustrates how Huntingdonshire's dwelling stock is strongly weighted towards provision of detached houses at twice the average proportion for these in England. There are correspondingly far fewer flats or maisonettes than the average for England reflecting the district's semi-rural nature and relatively small scale of the towns.

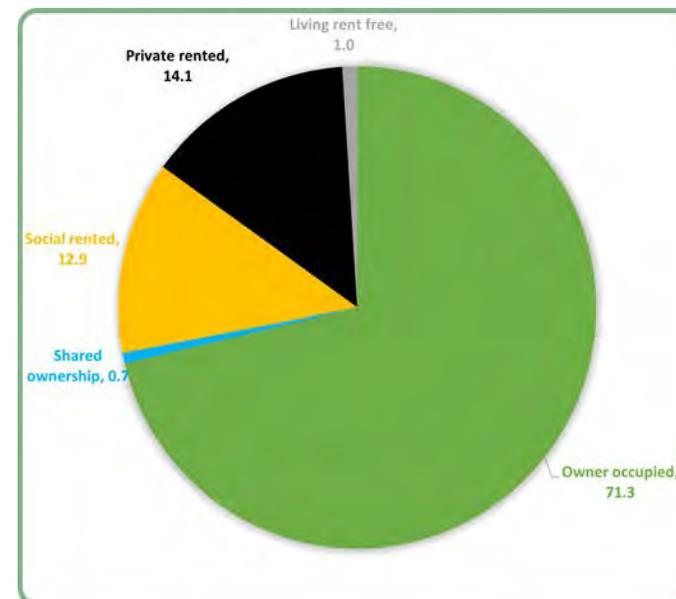
3 Stage A - The Scoping Process

Figure 3.15 Dwelling Type, 2011



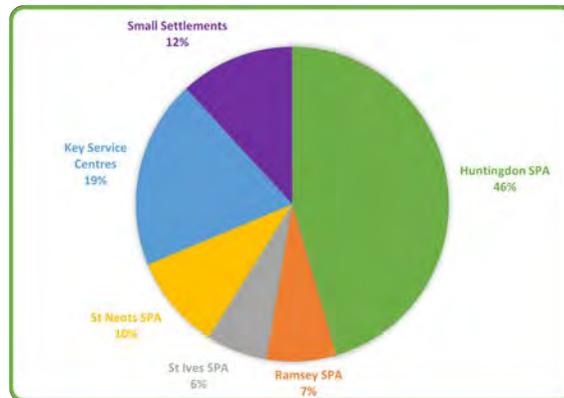
3.124 The figure below shows housing tenure data from the 2011 Census (table KS402UK). Owner occupied housing dominates at 71.3% which exceeds both the Cambridgeshire average of 66% and the England average of 63.4%. Social rented stock in Huntingdonshire is notably low at 12.9% compared to the Cambridgeshire average of 15.4% and the England average of 17.7%. However, considerable efforts have been made since 2011 to increase the availability of social and affordable rented properties and to diversify the affordable tenures available to include more shared ownership properties.

Figure 3.16 % Tenure of Dwelling Stock, 2011



3.125 Recent housing growth has been shaped by Policy LP2 of Huntingdonshire's Local Plan to 2036 which has sought to focus approximately 75% of the district's new housing growth within the four designated spatial planning areas focused on Huntingdon, St Neots, St Ives and Ramsey. The remaining 25% is focused on the seven key services centres of Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley as well as being distributed around the many smaller settlements. The distribution pattern achieved for completed new homes from 2015/16 to 2021/22 is shown in the figure below which illustrates how 69.7% of completions in that time were situated within the spatial planning areas. This is expected to increase as homes on more recently granted planning permissions come through to completion, in particular those at the St Neots East strategic expansion location.

Figure 3.17 Distribution of housing growth 2016-22



111% from £265,308 in August 2006 to £560,674 in March 2022 and in Fenland prices rose 57% from £154,234 in August 2006 to £242,460 in March 2022.

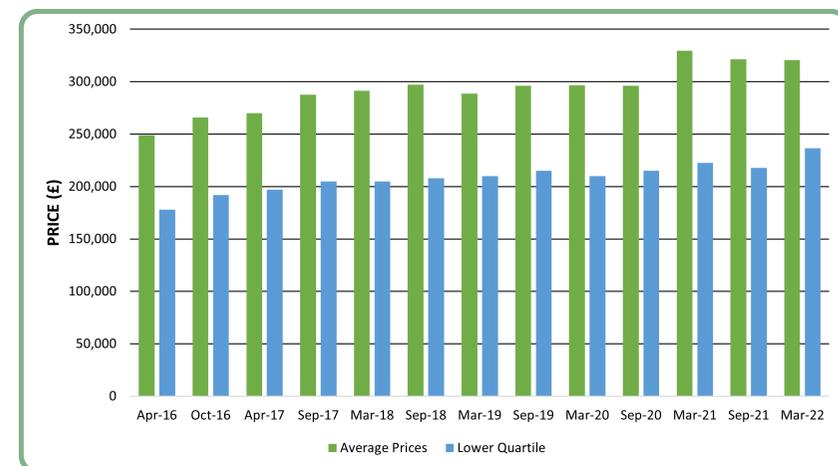
3.128 House prices are measured in two ways to indicate the average overall and the average of the lowest priced quarter of the market. The median average comprises the sale price of the middle home in a list of properties ranked from the highest sale price to lowest over a set period of time. The lower quartile house price comprises the sale price which is valued at a quarter of the way through the total range of sales when ordered from lowest to highest. It is used to provide an indicator of the costs incurred by those purchasing homes in the more affordable section of the market.

Affordability

3.126 Housing affordability has been an increasing challenge for Huntingdonshire's residents over the last three decades (see the next figure). In March 2022 the average residential property price based on sales and valuations in Huntingdonshire was £360,295 ⁽¹⁴⁾ based on both sales and valuations. This is an increase of £33,539 over the previous 6 months and an increase of £27,214 over the previous 12 months.

3.127 Actual sales prices vary from valuations. The average actual sales price in March 2022 was lower at £320,699 (down by £3,573 on the previous 6 months and down by £11,211 over the previous 12 months). In August 2006 this figure was £205,088. This indicates an increase of 56% across a 15 year period. By way of comparison prices in Cambridge City rose

Figure 3.18 Average House Prices



14 Source: Hometrack data, presented in the quarterly Housing Market Bulletins prepared by the Housing Board for Cambridgeshire, Peterborough & West Suffolk, the [last edition](#) was published in July 2022 using data from March 2022

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- 3.129** Affordability ratios are used to assess house prices compared to average earnings to show how many times local income local house prices represent. They are calculated by dividing house prices by gross annual workplace or residence-based earnings. The higher the ratio, the less affordable it is for people to get onto the property ladder. Lower ratios tend to suggest greater affordability but may indicate lower earnings, reduced purchasing power and/or lower demand in an area. It should be noted that affordability ratios are calculated on a district wide basis and can hide significant variations between different locations within the district. The Office for National Statistics publish an annual affordability ratio based on the median price paid for residential property and earnings data, the 2021 data gives a figure of 9.6 for Huntingdonshire.
- 3.130** In Huntingdonshire the lowest median house price affordability ratio since December 2016 was experienced in June 2017 at 6.5 and the highest in September 2021 at 9.4, this had dropped to 7.6 by March 2022. For those in the lower quartile of earnings and seeking properties within the lower quartile of the market the affordability ratio is even more challenging. The lowest affordability ratio experienced since December 2016 was 8.8 also in June 2017 with the highest being 10.1 in March 2022. By way of comparison elsewhere within the Cambridge sub-region housing market area the worst median affordability ratio as at March 2022 was in Cambridge City at 10.6 and the best in Peterborough being 7.1. Again in March 2022, for the lower quartile the lack of affordability is even more stark with Cambridge City again being worst at 14 and Fenland and Peterborough being best at 9.9. The amount that can be borrowed for a mortgage varies across different lenders but typically ranges between 3 and a maximum of 4.5 times the household's income. Although Huntingdonshire is one of the less expensive districts within the housing market area both the median and lower quartile ratios significantly exceed the typical lending ranges indicating considerable financial challenges to those trying to enter the housing market, particularly for the first time or if relocating from a lower value area.
- 3.131** Around a quarter of homes within Huntingdonshire are rented, either privately or through a range of social landlords. Weekly median private rents in March 2022 were £150 for a 1 bedroom property, £190 for 2 bedrooms, and £229 for a 3 bedroom property. The local housing allowances for the Huntingdon broad market area which covers the majority of the district range from £65.59 for a room, £130 for a 1 bedroom property up to £253.15 for a 4 bedroom property. For all accommodation sizes the local housing allowance is lower than the weekly median private rents. The northern part of the district, including Ramsey and Yaxley fall within the Peterborough broad rental market where prices and local housing allowances are correspondingly lower. Weekly median private rents in March 2022 were £137 for a 1 bedroom property, £172 for 2 bedrooms and £201 for a 3 bedroom property. The local housing allowance ranged from £65.59 for a room, £110.47 for a 1 bedroom property up to £207.12 for a 4 bedroom property.
- 3.132** Housing associations (also known as registered social providers/ landlords) provide the majority of rented affordable homes in Huntingdonshire. Rent levels vary depending upon the nature of the contract. Net weekly rental charges for general needs housing for 2021-22 for those in social rented properties were £81 for 1 bedroom, £94 for 2 bedroom and £103 for 3 bedroom and for those in 'affordable rented properties were £112 for 1 bedroom, £133 for 2 bedroom and £157 for 3 bedroom. 4 bedroom prices are not listed due to the rarity of such properties.
- 3.133** As can be seen from the baseline data above, provision of affordable housing remains a major challenge for the next Local Plan.

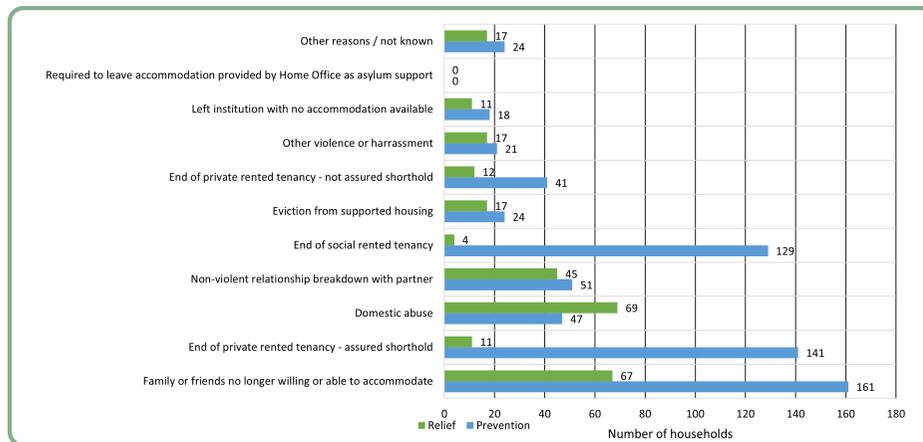
Homelessness

- 3.134** The Homelessness Reduction Act 2017 places a duty to both prevent and relieve homelessness on local authorities. The prevention duties include activities aimed at preventing a household threatened with homelessness within 56 days from becoming homeless which can include relocation to alternative accommodation as well as assisting people to remain in their existing property. For those who are homeless, or become so within the

56 days of the prevention duty period, the relief duty requires local authorities to take all reasonable steps to help eligible people to secure suitable accommodation. The next figure shows the significance of the prevention duty in resolving cases with the majority of cases addressed at this stage rather than through the relief duty.

3.135 Data taken from the DLUHC/ MHCLG [Statutory Homelessness](#) detailed local authority level tables financial year 2020-21 show that 928 households were assessed as owed a duty of prevention or relief from homelessness. Where issues cannot be resolved through the prevention actions a household may be counted again within those seeking help under the relief duty. The largest single cause of homelessness was family or friends no longer being willing or able to provide accommodation.

Figure 3.19 Reasons for Homelessness, 2021-22



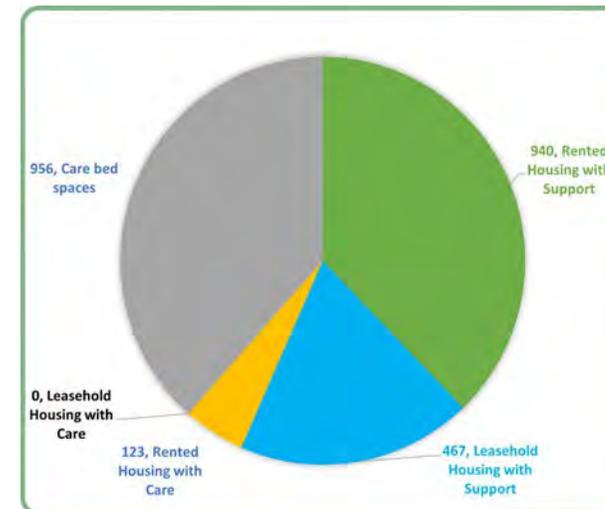
3.136 Of the 659 households for whom the prevention duty ended during 2020-21 accommodation for 6 months or more was successfully secured for 370 households. Of those for whom the relief duty ended accommodation for 6 months or more was successfully secured for 157 households. 172 households were accepted as remaining homeless more than 56 days after

the relief duty period started of which 143 households were considered to be in priority need primarily through having dependent children or containing household members with physical or mental health problems. The main duty ended for 145 households during 2020-21 with 113 accepting social housing offers and 2 accepting private rental offers; 10 households however were reclassified as becoming intentionally homeless from temporary accommodation.

Specialist housing

3.137 Older people can have specialist housing needs ranging from properties with improved accessibility within an otherwise standard house type through to care home beds with high levels of support. The [Cambridgeshire and West Suffolk Housing Needs of Specific Groups study \(2021\)](#) indicates the current supply of specialist older people's housing as shown below.

Figure 3.20 Specialist Older People's Accommodation by Property Type, 2020



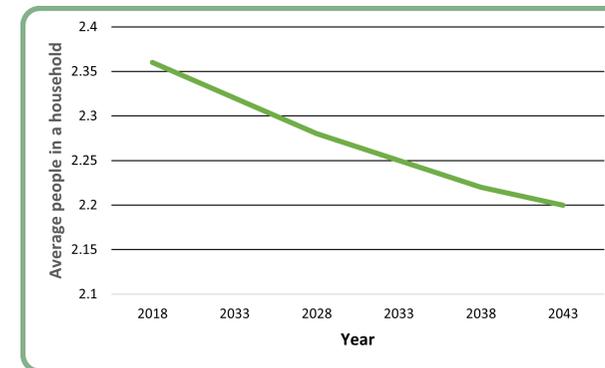
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3.138 Based on the SHOP@ Assumptions the level of need for specialist accommodation in Huntingdonshire is forecast to increase by a total of 2,082 units by 2040. The expected housing types for these comprise additional demand for 554 rented housing units with support, 977 leasehold housing units with support, 241 rented housing units with care and 310 leasehold housing units with care. The provision of a choice of attractive, suitable housing options for older people is a key element of providing a good housing mix. This may enable some older households to downsize from homes that no longer meet their housing needs or are expensive to run and can provide opportunities to move into suitable, accessible accommodation that helps improve people's quality of life.

Household Characteristics

3.139 Average size is one of the key characteristics of households that affects planning for housing. A household may be a single person or any group of people, related or not, who live in a property and share cooking and other facilities; communal establishments such as nursing homes or prisons are excluded. Average household size is the typical number of people living within a single property. The next figure shows the [Office for National Statistics](#)' predicted average household size for Huntingdonshire up to 2043. It reflects a decline from 2.36 people per household in 2018 to 2.20 by 2043.

Figure 3.21 Average household size predictions



Key sustainability issues and problems

- Ensuring the delivery of an ongoing supply of new homes in sustainable locations
- Ensuring new homes provide a mix of types, sizes and tenures aligned with the composition of the local population
- Affordability ratios of house prices to around 9 times average earnings create significant stress in the housing market and result in strong social sustainability challenges
- Proactive work through the prevention duty regarding homelessness has high effectiveness rates and reduces social sustainability challenges through the trauma otherwise experienced by those who become homeless
- Ensuring a range of accessible, adaptable and specialist new homes are available suitable to meet the changing needs of residents as the population ages overall

What may happen without a Local Plan

- The amount of new housing provided may be insufficient to meet needs creating further price inflation or an excessive supply may be permitted resulting in uncertainty over delivery of sites
- New housing provision may be less well suited to meeting local needs in terms of size and type
- The specialist accommodation needs of older people may not be met

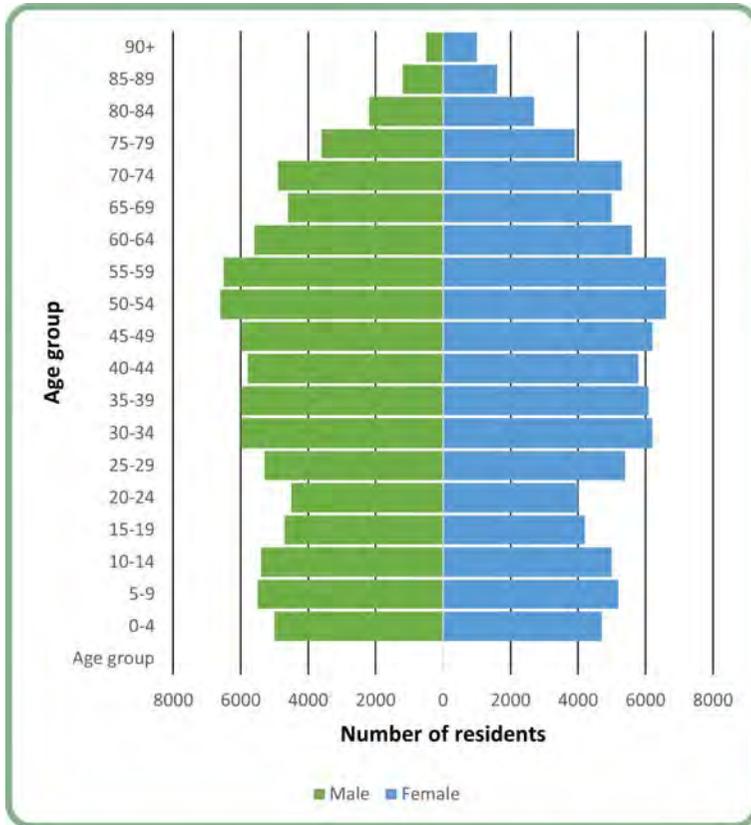
Population and Health

Population Characteristics

- 3.140** The national Census is taken every 10 years and records the current population. The 2021 census recorded a total population for Huntingdonshire as being 180,830 people, this is an increase of 6.7% from the 2011 Census where there were 169,500 people. At 6.7%, Huntingdonshire's population increase is lower than the increase for the East of England (8.3%). Bedford, Cambridge and Peterborough saw their populations increase by around 17.7%, 17.6% and 17.5% respectively, while others such as Fenland saw an increase of 7.6% and East Cambridgeshire saw smaller growth (4.6%).
- 3.141** The fastest growth rate experienced by Huntingdonshire's population was during the 1960s and 1970s. The 1961 Census gave a population of 66,068; by 1981 this had grown by 89% to 124,773. By 2021, the population had increased by 44.9% over the 1981 figure. These growth rates should be treated with a degree of caution reflecting changes in Census methodologies and area boundaries over time.
- 3.142** Detailed population data showing the proportion of the population belonging to each ethnic group have not yet been released for the 2021 Census. The 2011 Census recorded that 89.5% of Huntingdonshire's population were white British, with 2.5% recorded as being Asian/Asian British, 1% Black/Black British and 1.5% recording themselves as mixed ethnicity.
- 3.143** There were 434 residents/km² in England in 2021, up from 407/km² in 2011. As of 2021, Huntingdonshire is the 14th least densely populated of the East of England's 45 local authority areas, with around one person living on each football pitch-sized area of land.
- 3.144** The first results of the 2021 census provides data for Huntingdonshire's resident population by 5 year age groups (see below figure). It only provides projections by traditional male or female categories; no data is available for people identifying as gender neutral. Huntingdonshire's census 2021 population is estimated as 49.6% male (89,700 residents) and 50.4% female (91,100 residents). This is a 0.3% change from census 2011. The gender balance of the population is broadly equal in younger age groups. Broadly, Huntingdonshire has seen higher population growth in older age groups, in particular the 65 years and over age group (increased by 33.7%). In contrast, younger population groups have seen limited growth or small declines (for example, an increase of 1.5% in people aged 15 to 64 years, and an increase of 1.8% in children aged under 15 years).

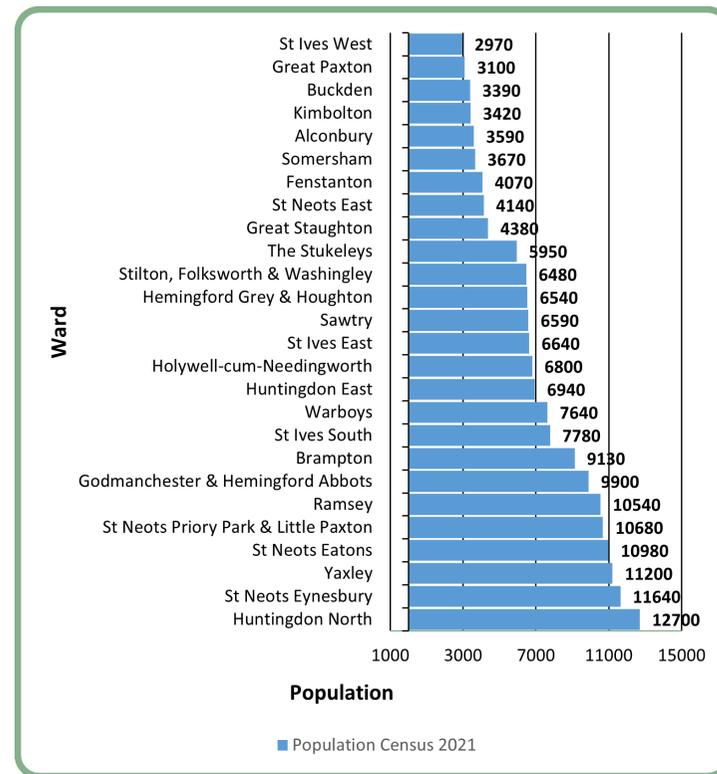
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Figure 3.22 Age structure of Huntingdonshire's population at the 2021 census



3.146 [Cambridgeshire Insight](#) are releasing localised Census 2021 outputs. Recent summaries have shown that population growth at ward level in Huntingdonshire has been more unevenly spread compared to other districts in Cambridgeshire and Peterborough. Huntingdon North is the most populous ward with 12,700 people followed by St Neots Eynesbury (11,640) and then Yaxley (11,200). The least populous ward is St Ives West with 2,970 people. See the below figure for more details.

Figure 3.23 Huntingdonshire's population by ward, Census 2021



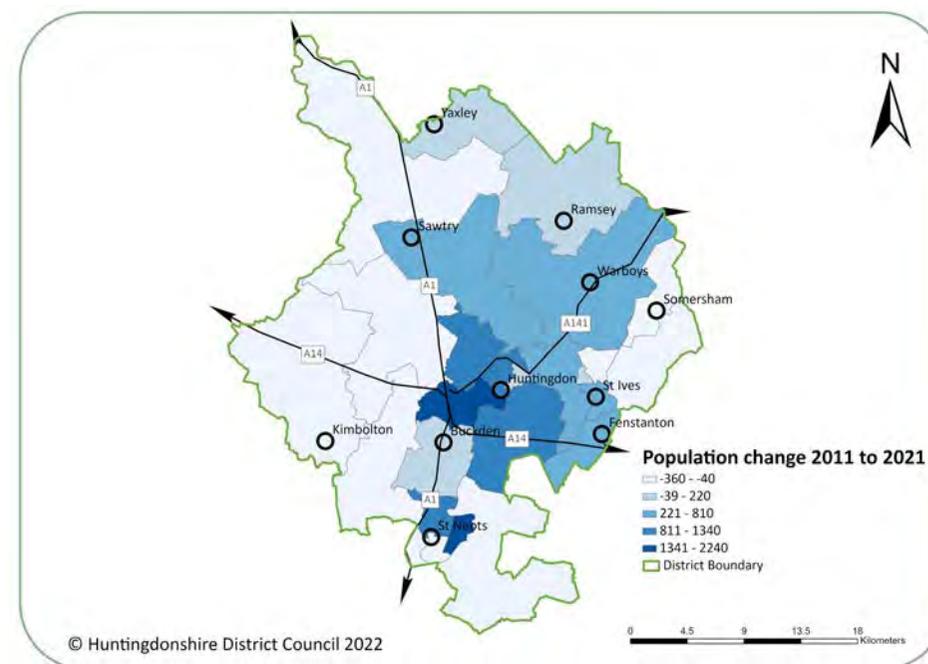
3.145 Huntingdonshire's average population per household (calculated for only residents living in households) decreased from 2.41 in Census 2011 to 2.32 in Census 2021.

3.147 16 wards have seen population increases since Census 2011, whereas 10 wards have seen population decreases. The largest decrease has been in St Ives East, with a population decrease of -360 residents or -5.2%. In contrast, there has been notable population growth in the wards of:

- **St Neots East:** an increase of 2,240 residents - growth of 118.5% - and an increase of 770 households. This is the second highest percentage population growth in Cambridgeshire and Peterborough. This is largely attributed to development of Loves Farm and now Wintringham Park.
- **Brampton:** an increase of 2,060 residents - growth of 29% - and an increase of 900 households. This is attributed towards the redevelopment of RAF Brampton and other major developments within the village.
- **The Stukeleys:** an increase of 1,290 residents - growth of 27.6% - and an increase of 670 households. This is a result of the Alconbury Weald development that is ongoing.

3.148 The below map shows visually the population change between 2011 and 2021 in each of Huntingdonshire's wards. Data has been taken from the [Census 2021: Cambridgeshire and Peterborough provisional ward level population summary](#) document published on Cambridgeshire Insight. The map shows that the rural western part of the district has seen population decline throughout with increases focused in and around the towns and larger villages. Population decline gives rise to challenges in supporting local services because there are less people to use them.

Map 3.5 Population change between 2011 and 2021 at ward level



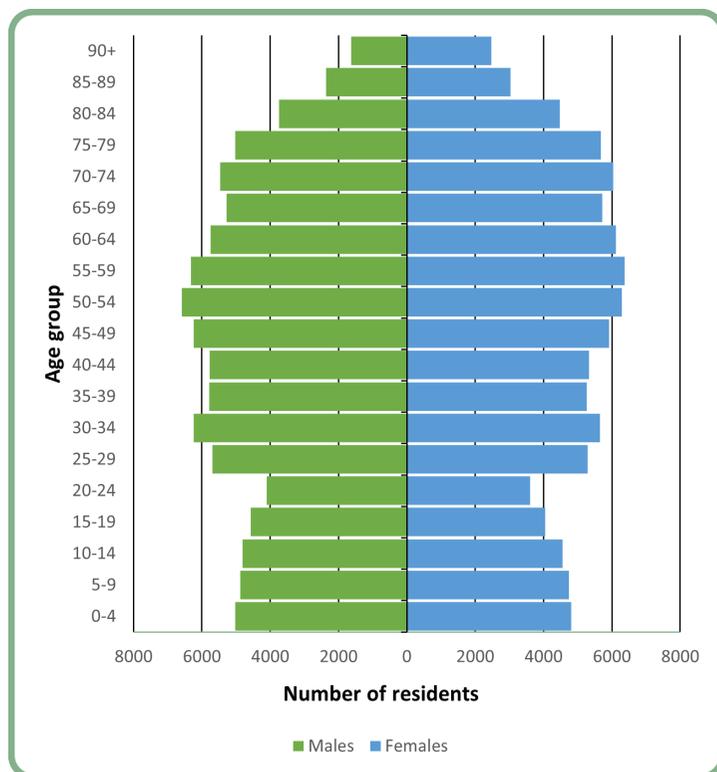
Population Projections

3.149 The next figure shows the forecasted age structure for Huntingdonshire for 2042⁽¹⁵⁾. The data shows that by 2042 the proportion of people aged 0-19 is predicted to decline from 21.9% of the population to 19.7% and those aged 20-64 to decline to 53.7%. In contrast those aged 65-79 are predicted to increase to 17.4%. The greatest relative increase is predicted amongst those aged 80 and over going up to 9.3%.

15 These projections are produced by the [Office for National Statistics](#), the last available data are 2018-based population projections. ONS aim to update these projections towards the end of 2022 following the data outputs from the 2021 census

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Figure 3.24 Age structure forecast for 2042



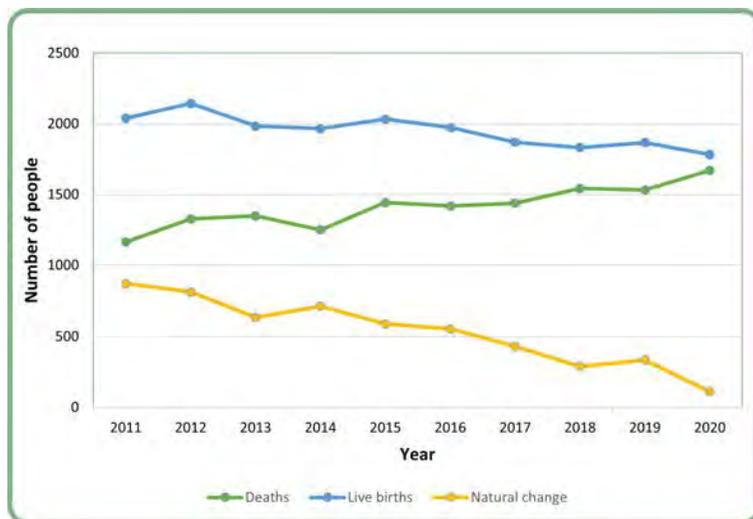
2018-2020 was 84.46 years with both being higher than the average for England at 83.14 years. Life expectancy for males was lower than that for females across all dates and locations.

- 3.152** As of 2001-2003 a male's life expectancy was 77.50 years in Huntingdonshire, increasing to 80.77 years by 2010-2012 and further increasing fractionally to 80.98 years by 2018-2020. Again this was marginally below the average for Cambridgeshire for 2018-2020 at 81.07 years but but were higher than the average for England at 79.40 years.
- 3.153** The next figure shows the trends in live births, deaths and subsequent natural population change for 2011 to 2020. It broadly indicates that annual deaths are exceeding whilst live annual births are decreasing. Natural change is still giving rise to a small positive growth rate but this has declined significantly over the decade from a peak natural change growth of 875 in 2011 to just 112 in 2020. Given the projected population profile for Huntingdonshire by 2042 it is likely that natural change rates will be negative.

3.150 Life expectancy in Huntingdonshire at birth is higher than the national average for both males and females. The ONS calculate life expectancy based on a three year average figure.

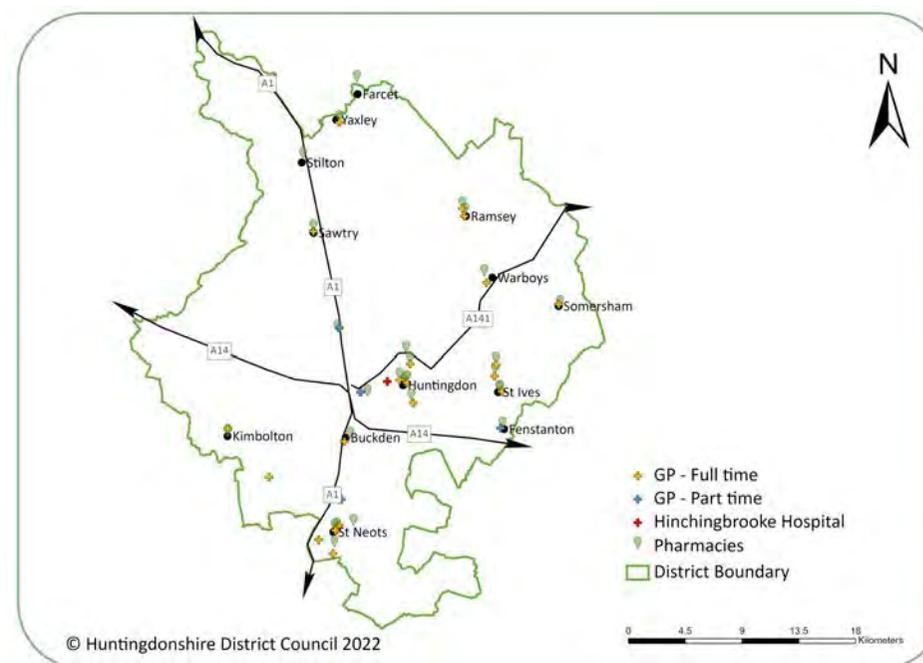
3.151 For a female born 2001-2003 life expectancy was 81.56 years, by a birth date of 2010-2012 this had increased to 84.18 years and by a birth date of 2018-2020 a female's life expectancy had fractionally decreased to 84.14 years. For Cambridgeshire as a whole a female's life expectancy for

Figure 3.25 Natural change rate of population 2011 to 2020



3.156 There are 21 full time General Practitioner Surgeries with also many offering extended hours on specific evenings and the St Neots Health Centre offering some weekend access. The greatest concentrations of GP surgery provision are within Huntingdon and St Neots reflecting the greater density of population in these towns. Four surgeries provide GP access on a part time basis in smaller settlements each offering services at least three days a week. In September 2020 the Church Street Surgery in Somersham closed down which also resulted in the closure of its two branch surgeries in Earith and Bluntisham which had limited opening hours. Again for some residents the nearest GP surgery may be outside Huntingdonshire.

Map 3.6 Health Facilities in Huntingdonshire, March 2022



3.154 The [Office for National Statistics](#) has recorded weekly death occurrences by all causes and those specifically attributed to Covid-19. There were two distinct peaks of Covid-19 related deaths, firstly in spring 2020 and secondly in the first quarter of 2021. In 2020, week 20 saw 50% of deaths recorded in Huntingdonshire as being related to Covid-19. The first quarter of 2021 saw a peak of 40% of deaths attributed to Covid-19 in week 4, since then rates continued to fall.

3.155 A range of NHS primary care facilities are available within Huntingdonshire to support the local population's health (see the below map). Hinchingbrooke Hospital is a 304 bed district general hospital located in Huntingdon offering a range of general surgery, specialist units, maternity and emergency care along with a 23 bed treatment centre. Residents also frequently access services at Addenbrookes Hospital in Cambridge and Peterborough City Hospital.

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3.157 Data from the [Office for Health Improvement and Disparities](#) indicates that in overall terms the health of Huntingdonshire's population is slightly better than that for England as a whole. A small range of health indicators which relate reasonably closely to impacts of the built environment on health are presented in the below table to provide a summary picture of this.

Table 15 Health Indicators

Indicator	Date range	Huntingdonshire	England
Fraction of mortality attributable to particulate air pollution	2020	5.7%	5.6%
Percentage of physically active adults	2020/21	68.6%	65.9%
Under 75s mortality rate from cardiovascular diseases (1 year range)	2020	55.8 per 100,000	70.4 per 100,000
Hip fractures in people aged 65 and over	2020/21	509 per 100,000	529 per 100,000
Under 75 mortality rate from cancer (1 year range)	2020	104.6 per 100,000	125.1 per 100,000
Percentage of adults (aged 18+) classified as overweight or obese	2020/21	65.3%	63.5%
Prevalence of obesity or severe obesity for children in Year 6 (10-11 years old)	2019/20	19.6%	21.0%

Key sustainability issues and problems

- The ageing and in some locations declining population may lead to challenges for the social sustainability of communities, for health and social provision and provision of appropriate housing options
- Decreasing proportion of the population is of working age raising the proportion of dependants
- Natural change is decreasing and may result in a negative rate of population growth unless in-migration is sufficient to counterbalance falling population numbers
- GP surgeries are concentrated in larger settlements necessitating residents of almost all villages to travel for appointments or rely on telephone or other remote forms of consultations
- Health indicators suggest that Huntingdonshire's population is typically slightly healthier than that for England on average but deaths from particulate air pollution were higher than average in 2019 although it should be noted that this was prior to the rerouting of the A14 and consequent impact on air quality management areas

What may happen without a Local Plan

- New homes may not contribute to the provision of additional healthcare provision designed to meet the increased needs generated
- Less emphasis may be placed on development of sustainable neighbourhoods facilitating active forms of travel which can boost people's physical and mental health
- Less emphasis may be placed on construction of safe, accessible developments which facilitate ease of access for all
- Rural areas may continue to see their populations decline and subsequent loss of any remaining services

Income and Deprivation

3.158 The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England and is part of a suite of outputs that form the Indices of Deprivation (IoD). The [English Indices of Deprivation 2019](#) measures deprivation levels across England based on 7 topic areas:

1. Income
2. Employment
3. Education, Skills and Training
4. Health Deprivation and Disability
5. Crime
6. Barriers to Housing and Services
7. Living Environment

3.159 Each topic area has a subset of detailed indicators to derive a comprehensive assessment of deprivation across geographical areas such as Local Authority areas and Lower Super Output Areas (LSOA)⁽¹⁶⁾. Huntingdonshire is the 69th least deprived district out of 317 English Local Authorities. Of other Cambridgeshire authorities, South Cambridgeshire is the 16th least deprived, East Cambridgeshire is 45th least deprived, Cambridge City is the 107th least deprived, and Fenland and Peterborough rank 80th and 51st respectively. When comparing all LSOA across England results show that Huntingdonshire has two LSOAs that fall within the 20% most deprived (H 008A in Huntingdon West and H 008B in Huntingdon North). A summary report on deprivation in Huntingdonshire can be found at [Cambridgeshire Insight](#).

3.160 The next map shows the Index of Multiple Deprivation by deciles across Huntingdonshire. Of the deprivation categories identified in the IMD for Huntingdonshire, 'Barriers to Housing and Services' ranks as the lowest nationally (117 out of 317 authorities of which 1 is the most deprived). 'Income', 'Employment' and 'Health and Disability' categories perform above average, ranking 250th, 245th and 242nd out of 317 local authorities respectively.

3.161 Within Huntingdonshire income deprivation rankings vary significantly. Of the 105 LSOAs in Huntingdonshire, 1 LSOA falls within the 2nd decile of most income deprived areas (this is Huntingdon North), whereas 20 fall within the 10th decile (the least deprived).

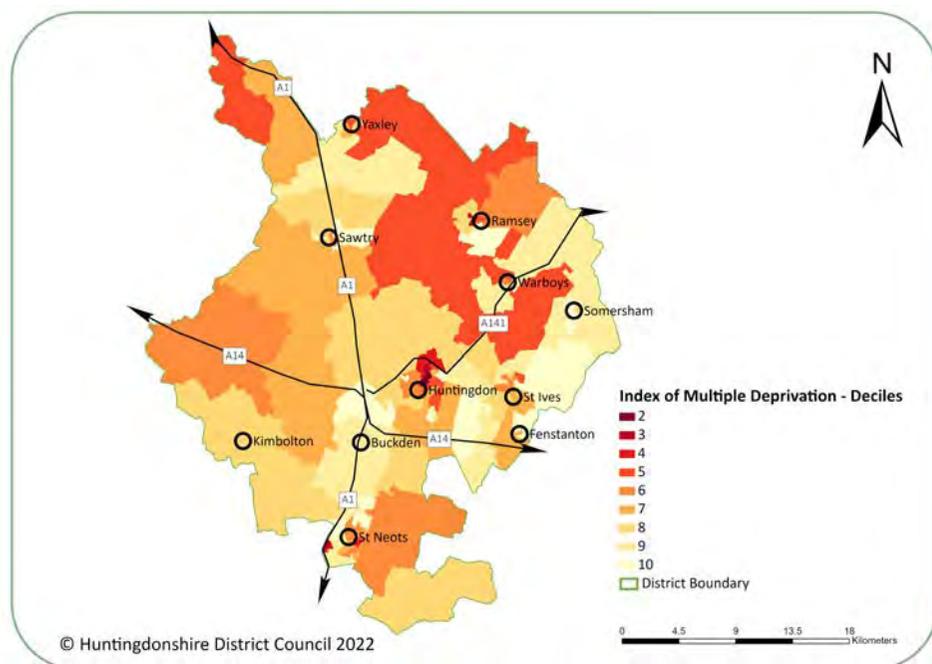
3.162 In Huntingdonshire 79.7% of the working age population (16 to 64 years) were in employment (Jul 2021-Jun 2022)⁽¹⁷⁾, this compares to % in the 80.3% in the Eastern region and 78.6% for Great Britain.

16 A LSOA is split in areas that contain up to 3,000 people or 1,200 households Source: ONS: [Census Geography](#)

17 Employment and unemployment (Jul 2021 - Jun 2022) - ONS Annual Population Survey from [NOMIS](#) Local Authority Profiles

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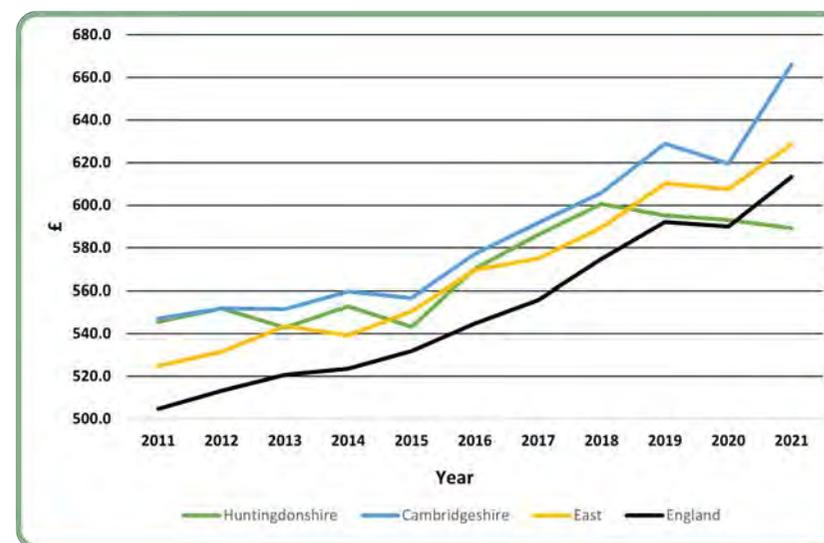
Map 3.7 Index of Multiple Deprivation by Deciles - 2019



3.163 Median weekly pay (gross) in Huntingdonshire has bucked local and regional trends (see below). The ONS annual survey of hours and earnings (resident analysis 2021) demonstrates that although median weekly pay continues to rise in Cambridgeshire, regionally and nationally, pay in Huntingdonshire has been slowly declining since 2018. Weekly median pay in Huntingdonshire peaked at approximately £600 in 2018. 2020 saw a temporary decrease in weekly pay across the country as a result of the pandemic, however other authorities in Cambridgeshire and Peterborough have recovered to demonstrate increasing pay since. Currently median weekly pay in Huntingdonshire sits at approximately £589, this is below regional and English pay of around £628 and £613 respectively. Residents

in Cambridge and South Cambridgeshire earn on average more ranging between £728 and £783 respectively. It is notable that median weekly pay in East Cambridge was £629 in 2021 (the third highest within Cambridgeshire and Peterborough), whilst Peterborough and Fenland sit below the national average at approximately £565 and £546 respectively.

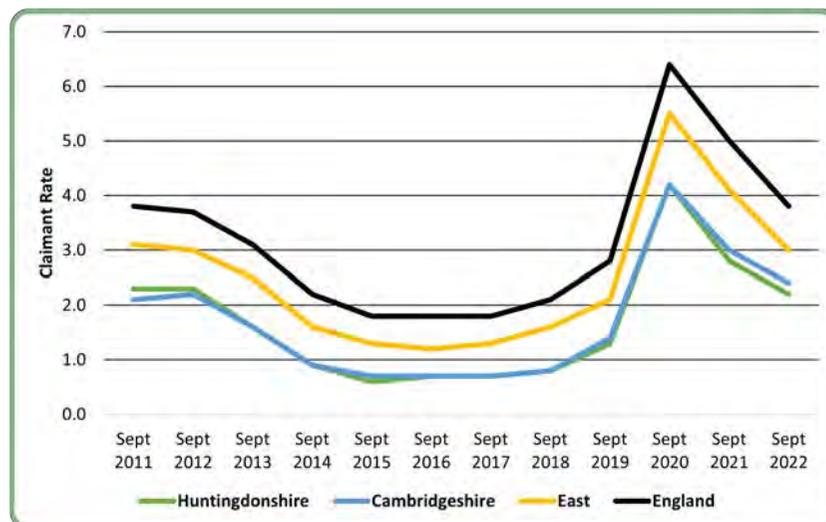
Figure 3.26 Weekly Pay (Gross)



3.164 Although median weekly pay has decreased in Huntingdonshire, the claimant rate as a proportion of economically active residents aged 16+ has remained in line with local and national trends (see below). Claimant rates peaked in 2021 appearing to coincide with the post lockdown impacts on businesses and the gradual repeal of the national furlough scheme. As at September 2022 claimant rates in England, the East and across Cambridgeshire have continued to decline. Within the Cambridgeshire and Peterborough area Huntingdonshire has the third lowest claimant count rate (2.2 as at September 2022) after South Cambridgeshire (1.8) and East Cambridgeshire (2.0). (ONS Claimant Count - [Claimants as a proportion](#)

of economically active residents aged 16+)) Distributed across age ranges approximately (as at September 2022) 16% of claimants in Huntingdonshire were aged 16 to 24 and 25% aged 50 or over; the majority of claimants sit within the 24 to 49 age group (59%). There remain future challenges ahead including but not limited to increasing energy price rises, uncertainty surrounding the economy and the impact that this may have on the cost of living.

Figure 3.27 Claimants as a proportion of economically active residents aged 16+



Key sustainability issues and problems

- Huntingdonshire shows great disparity across the district in terms of income and deprivation
- Median weekly pay in Huntingdonshire is in decline potentially creating a less financially stable population

What may happen without a Local Plan

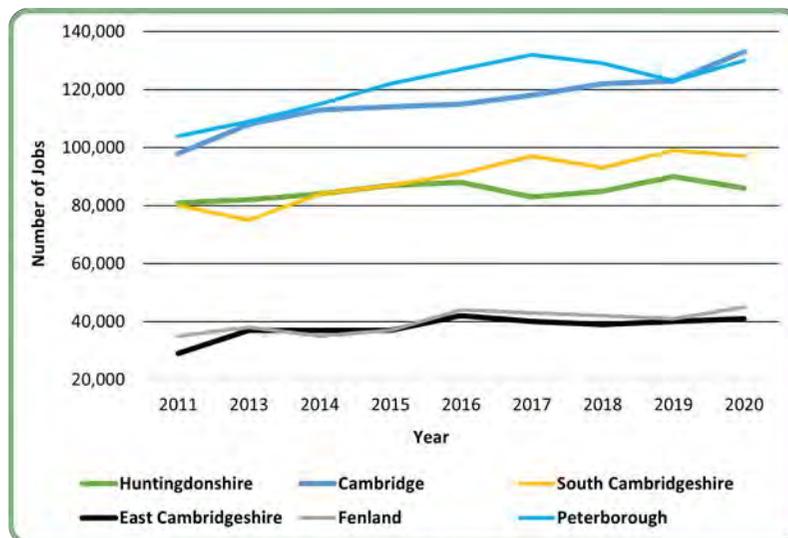
- Income and deprivation disparity may continue to increase
- Residents across the district may continue to face financial hardship exacerbating the cost of living crisis

Employment and Businesses

3.165 There are approximately 86,000 employees in Huntingdonshire, the fourth highest in Cambridgeshire and Peterborough after Cambridge City Council (133,000), Peterborough (130,000) and South Cambridgeshire District Council (97,000)⁽¹⁸⁾. The number of jobs in Huntingdonshire declined by 4.4% between 2019 and 2020; the decline although greater mirrors a downward trend in the Eastern region of 0.76% and in England of 3%. South Cambridgeshire also saw a decline of 2.2% however other local authorities in Cambridgeshire and Peterborough have bucked the national decline, see the below figure.

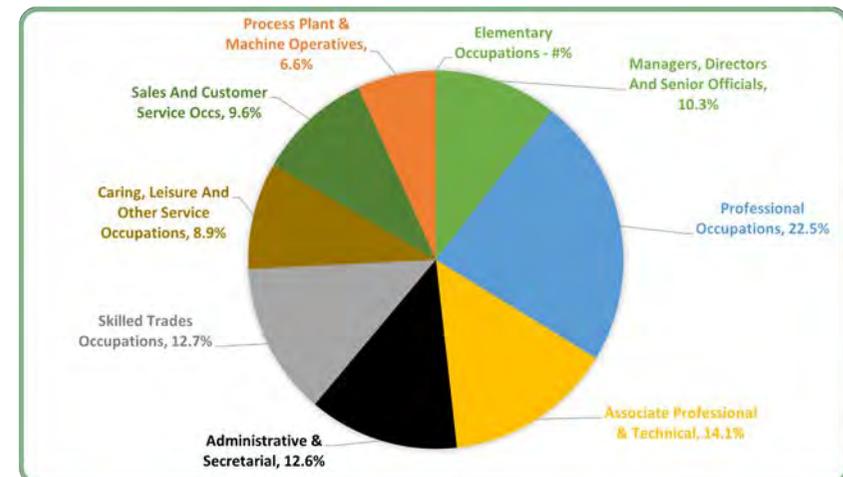
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Figure 3.28 Number of Jobs 2020



Cambridgeshire (12.6%). when comparing Huntingdonshire to the Cambridgeshire and Peterborough area, those in Skilled Trades and Occupations (12.7%) are second proportionately only to Fenland (18.2%).

Figure 3.29 Employment by Occupation



Source: ONS Annual Population Survey - [Employment by occupation \(Oct 2020-Sep 2021\)](#)

3.166 Huntingdonshire has a diverse range of occupations (see next figure), 22.5% of residents are employed in Professional Occupations, this occupational classification requires residents to have "a degree or equivalent qualification, with some occupations requiring postgraduate qualifications and/or a formal period of experience-related training"⁽¹⁹⁾. This is generally in line with trends in the Eastern region (21.9%) and in England (23.4%). The neighbouring authorities of Cambridge and South Cambridgeshire exhibit a higher percentage of high level occupations than average displaying 41.5% and 39.9% of their population in Professional Occupations. Conversely those in Managers, Directors and Senior Officials occupations in Huntingdonshire (10.3%) is more similar to Cambridge (10.5%) and South

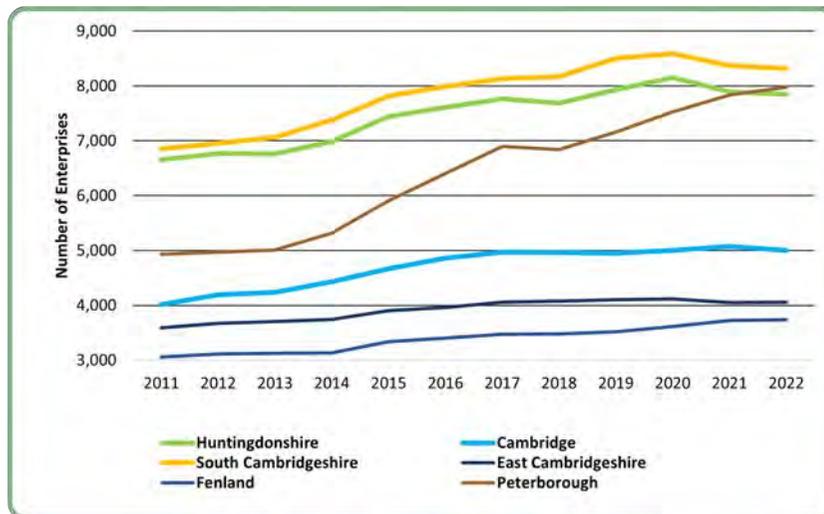
3.167 Huntingdonshire has approximately 7,845 enterprises (see below figure). 89.93% of which are classed as Micro organisations (employ 0-9 workers), 8.29% are Small (10 to 49), with 1.47% Medium (50 to 249 employees) and 0.38% Large (employing over 250). The percentage of businesses by size is generally reflective of County, Regional and English distribution (Source: [Inter Departmental Business Register 2022](#) (ONS)⁽²⁰⁾ The effects of Covid and Brexit appear to have impacted on the number of enterprises in Huntingdonshire, declining by

19 ONS: [SOC2010 volume 1: structure and descriptions of unit groups](#)

20 An **enterprise** can be thought of as the overall business, made up of all the individual sites or workplaces. It is defined as the smallest combination of legal units (generally based on VAT and/or PAYE records) that has a certain degree of autonomy within an enterprise group.

approximately 3.7% between 2020 and 2022. This decline is largely reflected across the Eastern Region, with the exception locally of Cambridge (no change), Peterborough (increase of 6.05%) and Fenland (increase of 3.46%). Generally across England the number of Enterprises has remained relatively stable with a slight increase of 0.71%, whilst the Eastern region has returned to positive position (0.48% increase since 2020); Cambridgeshire demonstrated a decrease of -1.70%.

Figure 3.30 Number of Enterprises



clearly demonstrate the district's links with manufacturing and advanced manufacturing which is a high priority sector for the district (Huntingdonshire's [Economic Growth Strategy For Huntingdonshire District 2020-2025](#)), whilst the influence of organisations such as Hinchingbrooke Hospital can be clearly seen in the Large organisation category.

Table 16 Industries by Size of Business

Micro 0-9 employees	SME 10-249 employees	Large 250+ employees
<ul style="list-style-type: none"> • Creative and digital industries • Building, plumbing, electrician • Computer consultancy • Biotech • Hairdressing & beauty therapy • Accounting & auditing services 	<ul style="list-style-type: none"> • Management consultancy • Plastics manufacturing • Paper manufacturer • Composites • Metal fabrication • Hospitality • Primary education • Freight transport • Retail • Financial management 	<ul style="list-style-type: none"> • Meat processing & preserving • Food manufacturing • Hospital & other human health activities • Utilities (Water collection, treatment & supply) • Manufacture of electrical equipment • Secondary education

Source: [ONS Inter Departmental Business Register](#) (2021).

3.168 The below table shows the *Industries by Size of Business* and sets out the main types of business that reside within Micro, SME and Large categories. Unsurprisingly the table demonstrates that the majority of micro organisations include small scale businesses such as hairdressers, builders, plumbers, electricians and accountancy services; more surprisingly some micro organisations fit within the creative, digital and biotech industries. This could be as a result of the 'Cambridge effect', however more research would be required to understand if this is the case. SME organisations

3.169 As with the number of enterprises, the trend in the number of local units over time is similar, with local units seeing a decline of approximately 3% between 2020 and 2022. Around 9,075 local business units exist in Huntingdonshire, see the below figure. The distribution of these local units across industry show a high proportion of businesses in the construction and professional, scientific and technical industries. Since 2015 a downward trend has occurred in the wholesale, information and communication,

3 Stage A - The Scoping Process

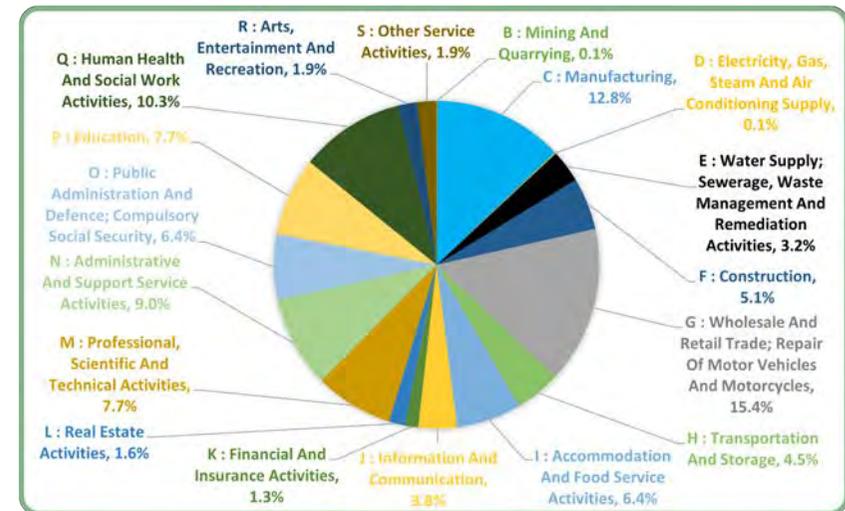
agriculture and public administration and defence, whilst there has been more substantial growth in transport and storage, accommodation and food services, construction and motor trades.

Figure 3.31 Business Counts in Huntingdonshire

Industry	2015	2022	2015 vs 2022	Trend
1 : Agriculture, forestry & fishing (A)	525	480	-9%	
2 : Mining, quarrying & utilities (B,D and E)	65	75	15%	
3 : Manufacturing (C)	545	555	2%	
4 : Construction (F)	1,005	1,245	24%	
5 : Motor trades (Part G)	275	335	22%	
6 : Wholesale (Part G)	455	380	-16%	
7 : Retail (Part G)	640	670	5%	
8 : Transport & storage (inc postal) (H)	345	510	48%	
9 : Accommodation & food services (I)	400	525	31%	
10 : Information & communication (J)	660	570	-14%	
11 : Financial & insurance (K)	155	155	0%	
12 : Property (L)	265	310	17%	
13 : Professional, scientific & technical (M)	1,290	1,275	-1%	
14 : Business administration & support services (N)	750	735	-2%	
15 : Public administration & defence (O)	120	110	-8%	
16 : Education (P)	170	190	12%	
17 : Health (Q)	395	400	1%	
18 : Arts, entertainment, recreation & other services (R,S,T and U)	520	550	6%	
Total	8,585	9,075	6%	

10.3% respectively. Manufacturing and retail trade, repair of motor vehicles and motorcycles account for 15.4% of employment in combination. See the below figure.

Figure 3.32 Employee Jobs by Industry 2021



Source: [Employee Jobs 2021](#): ONS Business Register and Employment Survey. ⁽²¹⁾

Source: [UK Business Counts - local units by industry and employment size band, 2022](#)

3.170 Although the number of local units show that Huntingdonshire has a high proportion of businesses in the construction and professional, scientific and technical industries, it is manufacturing (C) and human health and social work (Q) that employ the largest proportion of employees at 12.8% and

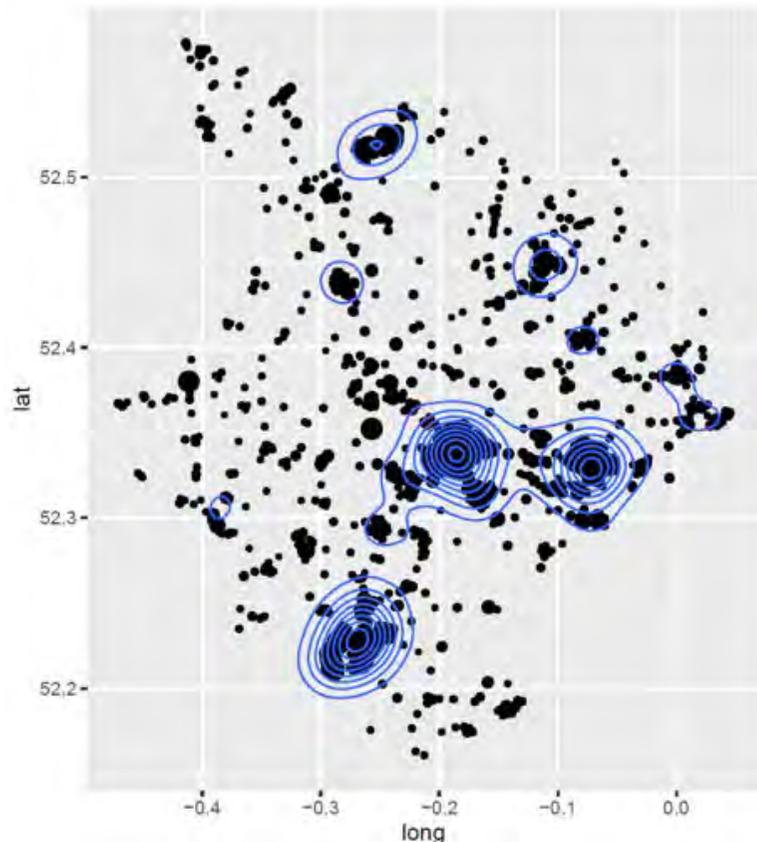
3.171 Research by the Council's Economic Development team identifies that the business density is higher in the district's market towns of St Neots, Huntingdon and St Ives. Clear business clustering can also be seen around Ramsey, Sawtry and Yaxley (see the next figure).

3.172 The black dots represent the location of employees (i.e. trading address/registered office). The size of the dot represents the number of employees in that place. The blue lines represent kernel density bands

21 Latest data as at October 2022 was for the year 2021. The definition of employee jobs excludes self-employed, government-supported trainees and HM Forces and farm-based agriculture.

which show the relative density of the combined dots across the entire District demonstrating where both the number and total employees across the district are grouped closely together.

Figure 3.33 Kernel density estimations of all enterprises, scaled to number of employees



Source: FAME (2021) and IDBR (2020) data

3.173 The graphic below shows the contribution of the main industry sectors to GVA in Huntingdonshire. Sectors with a dashed border denotes location of Knowledge Intensive (KI) subcategories⁽²²⁾ within the overall sectors that contain both KI and non-KI subcategories. The sectors of *manufacturing* include high-tech & life sciences; *administrative and support services* includes KI services; *professional, scientific and technical services* includes life sciences and *information and communication*, and *other service activities*, include ICT all of which are major contributors to overall GVA within the District.

Figure 3.34 Main Industry Sectors



Source: ONS Regional Accounts (2018) data. GVA by subcategory is not available.

22 as defined by Cambridge Ahead's [Cambridge Cluster Insights](#) methodology: [CBR Database Methodology - Companies in the wider Cambridge region 2021](#)

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Key sustainability issues and problems

- Post-pandemic recovery: addressing the decline in the number of jobs in the district
- Supporting and maintaining a stable economy: facilitating growth of key industries by providing appropriate land for development and expansion
- Supporting rural enterprises to provide sustainable job opportunities in outside the existing employment clusters
- Addressing the post-pandemic decline in the number of enterprises in the district
- Facilitating access to higher level occupations where required across the district
- Addressing the contribution that Huntingdonshire makes to Knowledge Intensive industries
- Providing complementary enterprises to support supply chains and economic growth

What may happen without a Local Plan

- Continued decline in the number of jobs and enterprises resulting in less sustainable access to employment
- Reduced opportunity for rural enterprises to thrive, limiting employment opportunities in rural areas
- Lack of land to facilitate economic growth resulting in the loss of key industries outside the district
- Inability to deliver sustainable development and a strong and competitive economy

Travel and Transport

3.174 Huntingdonshire has very good connections to the national and regional strategic road network including the A14, A1 and A1(M), A428, A141, A1123, A1096, A1198 and A605. In terms of rail travel, the district is bisected by the East Coast mainline railway and is served by railway stations at Huntingdon and St Neots providing services south to London St Pancras International and onwards to the South Coast and north to Peterborough where onward connections run north to Edinburgh.

3.175 High quality bus services are provided via The Busway which operates three routes within the district primarily linking Cambridge to St Ives and Huntingdon supplemented by connecting services to Peterborough and several villages. St Neots is served by buses connecting Cambridge to Bedford as well as to Huntingdon. Several bus operators provide commercial services within the district connecting villages to our market



St Ives bus station

towns and on to larger service centres in surrounding districts. Bus services in the north-east and western parts of the district are less frequent although a [Ting service](#) now covers the West Huntingdonshire area including key towns such as St Neots, Huntingdon, Sawtry and surrounding villages. The service has been introduced to West Huntingdonshire to improve transport links for those living in rural areas, removing young people's dependence on parents for lifts and allowing local residents to lessen their reliance on cars.

3.176 A variety of active travel routes are found across the district. National cycleway routes 12, 24 and 51 all run through parts of Huntingdonshire. A cycleway also runs parallel to The Busway providing an off-road route from St Ives towards Cambridge. Dedicated cycleways serve parts of Huntingdon, St Neots and St Ives, generally as shared routes with footpaths. Grafham

Water offers a significant leisure cycling opportunity. Within towns and villages roadside pavements provide high levels of local connectivity with footpaths often providing more direct linkages and shortcuts only available to people walking. Extensive networks of bridleways and public rights of way offer horse riding and walking opportunities throughout the district.

- 3.177** Waterways provide leisure travel routes around the district with several marinas facilitating long and short stays along with boat servicing and maintenance. The River Great Ouse provides a major route through St Neots, Huntingdon and St Ives and the River Nene provides routes around the northern edge of the district. The Middle Level Navigations offer a network of Fenland leisure routes.



The Waits at St Ives

- 3.178** A range of transport infrastructure improvement projects are underway or proposed which have the potential to significantly enhance transport opportunities and connectivity for Huntingdonshire's residents and businesses. The main projects are briefly summarised below.

- 3.179** Improvements to the A14 are drawing to an end with the main new carriageway section having opened in May 2020 and the previous route being reclassified as the A1307. Pathfinder Link Road connecting the eastern section of A1307 into Huntingdon ring road at Mill Common opened in October 2019. Views Common Road linking the north western section of the A1307 to Hinchingsbrooke Park Road opened in September 2020. Mill Common Link Road will provide a connection between Pathfinder Link Road and the junction of Edison Bell



A14 bypass south of Godmanchester

Way near the railway station using the line of the old A14 but at lower grade. Preparation for demolition of the A14 viaduct across the East Coast mainline began in 2019 and demolition completed in 2022. This is followed by works around Huntingdon railway station to improve the forecourt and improve connectivity between different travel modes.

- 3.180** The A428 between the Black Cat and Caxton Gibbet roundabouts is a Nationally Significant Infrastructure Project as it is a large, complex infrastructure project which needs to be brought forward under a Development Consent Order (DCO). The [DCO](#) was granted by the Secretary of State for Transport in August 2022. The proposal is to upgrade the A428 route between the Black Cat roundabout on the A1 and the Caxton Gibbet roundabout at the junction of the A428 with the A1198 which is the only remaining single carriageway stretch on the A421/ A428 route from Milton Keynes to Cambridge and a focal point for traffic congestion regularly affecting people travelling between St Neots and Cambridge. Proposed improvements include provision of a 10 mile stretch of dual carriageway, a three tier junction at the Black Cat roundabout to allow traffic to flow freely on the A1 and new junctions at Caxton Gibbet and at Cambridge Road St Neots to connect the proposed route to the existing A428. Intended works also include new bridges over the River Great Ouse and East Coast mainline railway and improved routes for pedestrians, cyclists and horse riders that connect with existing public rights of way.

- 3.181** The A141 around the north of Huntingdon connects westwards to the A14 and A1 at Brampton Hut junction and eastwards to Warboys, Chatteris and onto Wisbech serving as a major route into the Fens. The road network around St Ives includes the A1123, A1096, B1040 and B1090; the Busway crosses the A1096 at the south eastern tip of the town from where the route transfers eastwards onto the formal guideway. Congestion levels can be high particularly at peak times with road safety issues and lack of safe cycling and walking routes impeding take up of active travel options. Promoted by the [Cambridgeshire and Peterborough Combined Authority](#) options for potential improvements were published for consultation in 2021 with further consultation in 2022. The intention is for the highway

3 Stage A - The Scoping Process

works to be complemented with support for active travel and public transport improvements to aid sustainable travel options alongside reducing congestion and improving safety on the roads. Further details of the project are expected to be developed through 2022 through a Strategic Outline Business Case.

- 3.182** Recent improvement to the East Coast mainline railway targeted at increasing capacity include a grade separated tunnel at Werrington, extra track and a new platform at Stevenage and track and signalling upgrades on the approach to Kings Cross. [Network Rail's Eastern Region Strategic Plan \(2021\)](#) sets out their delivery aspirations for 2019-24. [Huntingdon: A Prospectus for Growth](#) published by the District Council in 2020 recognises the importance of the proposal to add a railway station at Alconbury Weald and join it to the national rail network and acknowledges the challenges of doing so.
- 3.183** [East West Rail](#) proposes a new rail route connecting Oxford to Cambridge via Bicester, Bletchley and Bedford. From Oxford to Bedford the route involves existing and refurbished tracks, however, from Bedford to Cambridge a wholly new route is required. This is the section of greatest relevance to Huntingdonshire. A preferred route corridor has been identified; in 2021 public consultation was held on possible route alignments within this preferred corridor including suggestions for a new railway station south of St Neots or at Tempsford. The proposed scheme offers opportunities for faster and better long-term connectivity for local residents to Cambridge and Bedford and beyond, investment in economic growth and new jobs and further transport infrastructure improvements joining any new railway station into St Neots and the existing railway station.
- 3.184** Cambridgeshire County Council published a [Local Cycling and Walking Infrastructure Plan](#) for consultation in 2021 which identified priority cycling and walking routes in main urban areas across the county. The plan will be used to seek funding for improvements to the walking and cycling network which focus on actions likely to significantly enhance the ability of walkers and cyclists to travel between key employment, school, leisure and shopping destinations and particularly favours routes to schools. The Cambridgeshire and Peterborough Combined Authority are strong advocates of active travel including walking, cycling and horse riding along with micro-mobility options such as e-bikes and e-scooters. Improvement projects and trials of innovative travel modes are funded and supported with some as pilot projects to ascertain their suitability for use across wider areas of Cambridgeshire and Peterborough.
- 3.185** In October 2022, Cambridgeshire County Council commenced consultation on a [transport strategy for Fenland and Huntingdonshire](#). These will provide a strategy and an action plan of schemes to address the transport challenges facing those districts, whilst also looking at sustainable access to services and a safe and healthy environment. The County Council are also consulting on an [Active Travel Strategy](#) which aims to make active travel the 'go to' option for local journeys.
- 3.186** Daily travel patterns have been disrupted throughout 2020 and 2021 due to the Covid-19 pandemic with uncertainty remaining over their form and scale going forwards. Hybrid working options are impacting some previous commuting patterns, use of deliveries has affected shopping trip patterns and changes to use of cars, public transport, cycling and walking both for business and leisure have yet to settle down into new routines. There is limited data availability at district level with most being published at county or wider areas.
- 3.187** The [Department for Transport \(DfT\)](#) produce some statistics at individual district level which provide indications of the levels of accessibility residents experience to key services and facilities. These indicate that in 2019 85% of Huntingdonshire's primary school pupils lived within 15 minutes walking or public transport distance and 97% were within 30 minutes. In contrast just 18% of secondary school students were within 15 minutes by walking or public transport. However, 74% were calculated as being within 15 minutes by cycle based on 16 kms/h; it is noted that this seems extremely high given some of the traveling distances involved particularly from western parts of Huntingdonshire into catchment schools in Huntingdon and St

Neots and from many villages into Ramsey. DfT statistics also indicated that in 2019 17% of Huntingdonshire's households were within 15 minutes walking or public transport time of a town centre, 45% of households were within 15 minutes cycle distance of a town centre and 76% within 30 minutes cycle distance. In terms of traveling to work, the DfT consider access for the population aged between 16 and 74. Of this group some 77% are within 15 minutes walking or public transport travel of an employment centre offering between 100 and 499 jobs with 85% within 15 minutes by cycle. Access to larger employment centres offering between 500 and 4,999 jobs can be obtained within 15 minutes walking or public transport travel for 66% of the group and by cycle for 85%.

Key sustainability issues and problems

- Huntingdonshire is well located in terms of the strategic road network creating pressure from logistics businesses for new sites and generating high levels of road based through travel and locally generated car travel
- A variety of road and active travel infrastructure improvements are proposed which may reduce congestion, improve journey times and increase the attractiveness of active travel modes for journeys
- The district's semi-rural nature means some parts are relatively remote which increases reliance on private vehicles and engenders viability challenges for public transport; the distances involved can make walking and cycling unattractive options for many journeys

What may happen without a Local Plan

- An increase in developments reliant upon the strategic road network may arise
- Encouragement of infrastructure provision for active travel would be more dependent upon countywide or national policies
- Reduced coordination with local and strategic transport infrastructure providers impacting on effective cooperation and timely provision of interdependent infrastructure and other developments

Digital Infrastructure and Communications

- 3.188** A reliable mobile and internet connection is now widely accepted as essential to facilitate a good standard of living. Fast, reliable mobile connections and broadband technology allows residents to access online services, such as banking and retail, to promote home working and to gain access to essential emergency services. In general, cities and large towns have more reliable and faster broadband capacity with many rural areas lagging behind due to lack of investment or cost benefit due to smaller population sizes.
- 3.189** Economic success across the district also relies on employers and commercial operations having high quality connections to mobile and broadband infrastructure. A reliable service maximises opportunities for productivity, efficiency and increases access to markets. Cambridgeshire and Peterborough Combined Authority produced '[Connecting Cambridgeshire Delivering a Digital Connectivity Strategy for Cambridgeshire and Peterborough 2018 -2022](#) (2018)' which aims to capitalise on these benefits by providing more reliable infrastructure across the County.
- 3.190** Data from Ofcom's [Connected Nations update: Spring 2019](#) sets out the most recent information on mobile and broadband connectivity. Connection speeds reflective of standard broadband speeds between 10Mb to 20Mb for uploads and downloads, are only really sufficient for "two people who're looking to just send emails, browse social media and do some online shopping". However a large family who may be "simultaneously streaming and gaming across multiple devices will require a much faster fibre broadband package, which start at a superfast 24Mb and go all the way up to a premium ultrafast 350Mb offering" (Source: [Broadband Compared](#)). The rollout of full fibre connections is the next stage in improving internet reliability and speed; it uses fibre-optic cables replacing the old copper

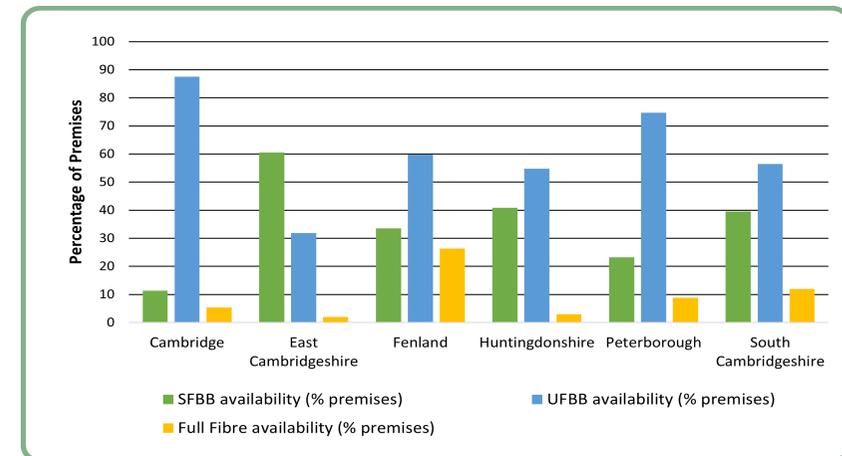
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connections. Speeds with full fibre connectivity can reach speeds of one gigabit per second⁽²³⁾. Broadband connectivity in Huntingdonshire is as follows:

- Percentage of premises that have Superfast Broadband (SFBB, 30Mbit/s to less than 300Mbit/s) coverage - 40.8%
- Percentage of premises that have Ultrafast Broadband (UFBB, 300Mbit/s or greater) coverage - 54.8%
- Percentage of premises that have coverage from a full fibre service - 3%
- Percentage of premises that do not have access to services above 30Mbit/s - 4.4%

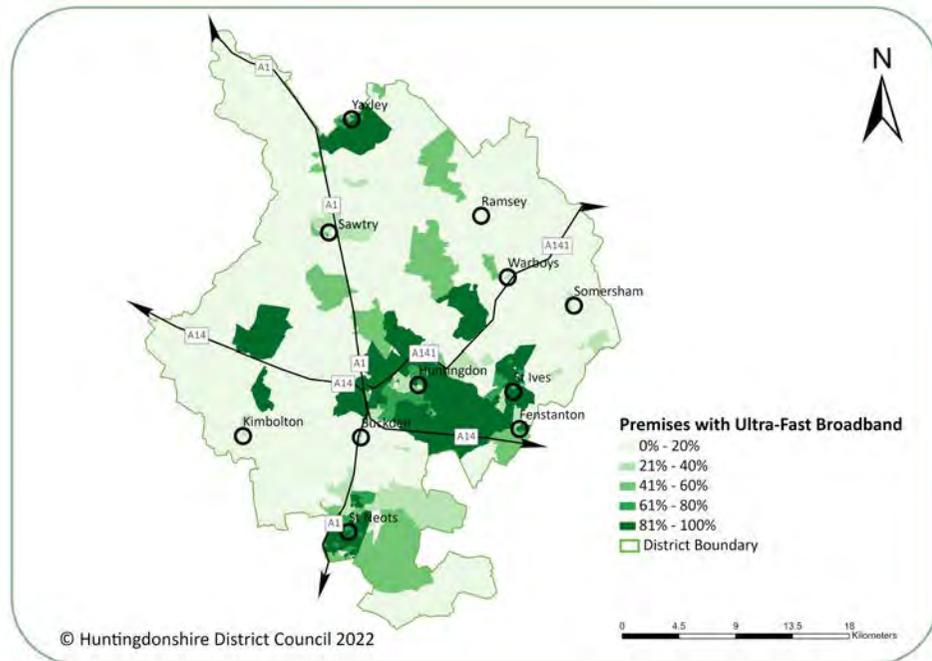
3.191 Across the Cambridgeshire and Peterborough the type and availability of services is variable, in 2019 Fenland district saw the highest percentage of properties with access to full fibre (26.3%), whilst Cambridge demonstrates the majority of properties have access to Ultrafast Broadband (87.5%), see the next figure.

Figure 3.35 Broadband availability as a percentage of all premises



3.192 The most recent data from Ofcom (2019) demonstrates that the rollout of Ultra-Fast broadband connections is mostly centred around the more urban areas in the district (see the below map). Whilst largely rural areas show that Ultra-Fast broadband is not readily available, some rollout has occurred.

Map 3.8 Percentage of properties with Ultra-Fast Broadband

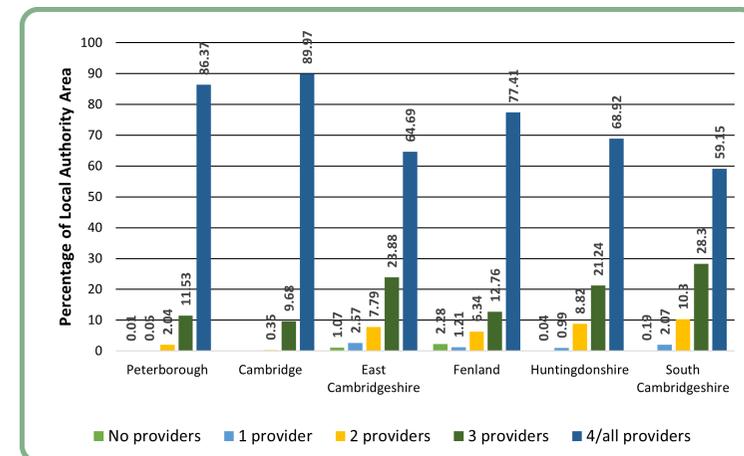


Source: Ofcom: [Connected Nations update: Spring 2019](#) - Fixed Local and Unitary Authority Data

3.193 Although the Government is currently working towards rolling out 5G network services across the country (Department for Culture Media & Sport: Guidance: [Factsheet 6: 5G](#), 24 November 2020), Ofcom is not yet readily recording the availability of this network. In fact, in a recent speech by Digital Infrastructure Minister Matt Warman noted that 4G coverage across 95% of the UK is not expected until the end of 2025⁽²⁴⁾.

3.194 The below figure shows the percentage of local authority area and the number of providers that provide indoor access to the 4G network. Data from Ofcom's [Connected Nations update: Spring 2019](#) shows that indoor 4G coverage with an adequate choice of providers (all operators) has not yet been fully implemented across the whole of Huntingdonshire (only 68.92% of the district), meaning the choice of available network providers and as such the cost options available to residents, reflecting the range of people on varying incomes that can access mobile service provision varies across the district. This is reflective of the rural nature of the district, all round provision across the district is lagging behind the more urban authorities of Cambridge and Peterborough.

Figure 3.36 Number of 4G providers that provide indoor 4G networks by Local Authority



3.195 In contrast however, Ofcom's [Connected Nations update: Spring 2019](#) shows that outdoor 4G provision in Huntingdonshire is much more achievable:

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- Percentage of geographic area that can receive a 4G signal (indoor) from all operators - 68.92% , 21.24% from 3 operators, 8.82% from 2 operators, 0.99% from 1 operator
- Percentage of premises that (outdoor) that receive a 4G signal from all mobile operators - 95.27%
- Percentage of geographic area that can receive a 4G signal (outdoor) from all operators - 97.1%

Note: all operators refers to four mobile network providers: EE, O2, Vodafone and Three. There are other mobile service providers, however Ofcom confirms that these providers will all use one of the four identified networks via a wholesale arrangement.

3.196 A number of improvements have been made in the district through the Connecting Cambridgeshire Strategy including:

- Upgrades in Spaldwick from superfast to gigabit broadband in July 2021 following a successful Community Fibre Partnership with Openreach using the Government's Gigabit Broadband Voucher scheme to fund the installation of Fibre to the Premises (FTTP) to the majority of premises. FTTP allows every single building the opportunity to access ultrafast speeds up to 900 Mbps, resulting in improved reliability and faster speeds at affordable prices (page 5)
- Expansion of CambWifi across Huntingdonshire's market towns allowing free public access to Wifi in public buildings, village halls and community sites (page 6)
- "Smart market towns Digital totems are being installed in Huntingdon town centre to display useful information for residents and visitors about what's on, shopping, and travel options, which will also be accessible via mobile phones." (page 9)

Source: [Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-2025](#)

Key sustainability issues and problems

- Reducing inequality, economic opportunity and vital access to services via digital infrastructure
- Reducing social exclusion by providing improved access to improved online services especially in rural areas
- Enabling businesses and rural businesses to thrive through improved broadband and mobile coverage
- Decreasing rural isolation through improved broadband and mobile coverage

What may happen without a Local Plan

- The lack of improved broadband and mobile coverage in rural areas will continue to create a divide between rural and urban areas
- Social inclusion, economic opportunity and maintaining and developing successful enterprises in rural locations will be difficult to achieve

Retail and Town Centres

3.197 Huntingdonshire sits within a largely rural district, key retail, services and facilities are largely based around the four market towns of Huntingdon, St Neots, St Ives and Ramsey, acting as service centres for nearby settlements (Huntingdonshire contains one other town, Godmanchester.) Huntingdonshire's Local Plan to 2036 also identified seven further settlements that were considered to provide a healthy concentration of services and facilities that could provide services to other nearby communities, these are: Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley.

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3.198 The market towns of Huntingdon and St Neots also provide additionality in the form of 'Out-of-Town' Retail parks. These out of town retail parks provide access to more specialised retail such as hardware and DIY stores, warehouse retailing, garden centres, furniture stores etc. where a larger store footprint is required and car use to transport goods is more essential due to the nature of the items purchased. This can provide an offer to the wider area and is a signifier of a larger settlement. The most notable retail parks include:

- Stukeley Road Retail Park, Huntingdon
- Huntingdon Retail Park, Huntingdon
- Quora Retail Park, St Neots
- Abbey Retail Park, St Ives

St Ives, Market Hill



Quora Retail Park, St Neots



3.199 Further work is underway by the Council to enhance the market towns in Huntingdonshire. The Council has secured funding from the Government's Future High Streets Fund, £12.8 million is anticipated to be invested in St Neots town centre. The [investment will deliver six projects](#), transforming the market town for the benefit of local people, businesses, and visitors. Construction associated to the six projects is expected to commence in 2023.

3.200 The Council is working on a [Market Towns Programme](#) to develop interventions to improve the town centres of Huntingdon, St Ives and Ramsey is also underway. Studies and baseline reports have been commissioned by the Council which have informed a 'masterplan' for each area outlining interventions to enhance the vitality and viability of the town centres. These masterplans have been out for [consultation](#) during the Autumn of 2022. The Masterplans follow on from previous work on the 'Prospectus for Growth' documents which identified a vision and key objectives to enhance the three market towns.

3.201 The [2021 Baseline Reports](#) for Huntingdon, St Ives and Ramsey identify a number of key insights into the health of the town centres and retail. The reports identify that footfall in Huntingdon and St Ives is strongly concentrated between 8am and 5pm. In Huntingdon the night-time economy only accounts for around 10% - 12% of total quarterly expenditure, seemingly limited in comparison to the size of the town. St Ives' evening economy however accounted for 20% of daily spend in 2020 and retail spend is reported to rely more on attracting residents from other towns and visitors to the area than the towns of Huntingdon and Ramsey. In fact Ramsey exhibits a very small evening economy with 70% of retail spend coming from people living within 10km of the town.

3.202 In Huntingdon St Benedict's Court (comprising 29 commercial units) has been unsuccessful in finding a tenant for the former Waitrose unit (Unit 15); the 2,538 sq. m. unit has lain empty since 2017. The impact of more recent Permitted Development Orders on the health of the high streets are also currently unknown; these include:

- the amendment to the Town and Country Planning (Use Classes) Order 1987⁽²⁵⁾ in July 2020 which consolidated a number of uses, including but not limited to uses such as shops, restaurants, financial services, offices, indoor sports and fitness facilities, certain types of

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- medical and health services and nurseries to a single Commercial, Business and Service Class E use; and
 - the amendment to the General Permitted Development) (England) Order 2015⁽²⁶⁾ which allows for the change of use of Class E properties to residential (limitations/exemptions apply).

3.203 In the wider Huntingdonshire area the Baseline reports (using CoStar data) identified that retail market values in 2021 fell below £200 per square foot, whilst market yields have increased since 2018 to 6.9%, this expected to increase to over 7% in 2022. Yields for retail space in Huntingdon, St Ives and Ramsey were estimated in 2021 to be 8.5%, 9% and 9.5% respectively. These figures are reflective of a good secondary high street location (Knight Frank Yield Guide notes that good secondary high street retail locations are generally achieving yields in the order of 8.25% - 8.50%, whilst secondary/tertiary retail high streets are achieving yields of circa 10%).

3.204 It is well known that the use of online retailing services increased during the pandemic. The Office of National Statistics notes that there has been a continuing decline in online retail spending which peaked in February 2021 (36.8%). Whilst the online spending represented 26.9% in November 2021, this does however still remain far higher than the proportion of online retail spending in February 2020 before the coronavirus (COVID-19) pandemic, which was 19.7%.⁽²⁷⁾ The general trends towards increasing online sales has had a marked effect on high streets across the country⁽²⁸⁾.

Key sustainability issues and problems

- Increase in retail/ town centre use vacancies in key locations that provide accessible sustainable access to leisure, services and retail, impacting on social and economic health of the district
- Potential contraction of the high street and detrimental impacts on business viability
- Perceived safety threats from vacant units and low activity levels potentially creating inhospitable and unsafe neighbourhoods
- Ensuring high streets in the district provide easy access to leisure, services and retail

What may happen without a Local Plan

- Decline of the high street and retail centres
- Decrease in viability for remaining high street businesses due to reduced high street 'offer'
- Lack of sustainable access to leisure, services, retail and centralised employment opportunities
- Increased perception of unsafe neighbourhoods

Tourism and Leisure

3.205 Huntingdonshire has a smaller tourism sector than other parts of the county such as Cambridge and Peterborough but it is diverse and widely spread across the district. Due to the predominately rural nature of the district, tourist attractions are comparatively modest in nature but do nevertheless contribute to the local economy.

26 Introduced through Class MA of The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021

27 Source: ONS, [Retail Sales, Great Britain, November 2021](#)

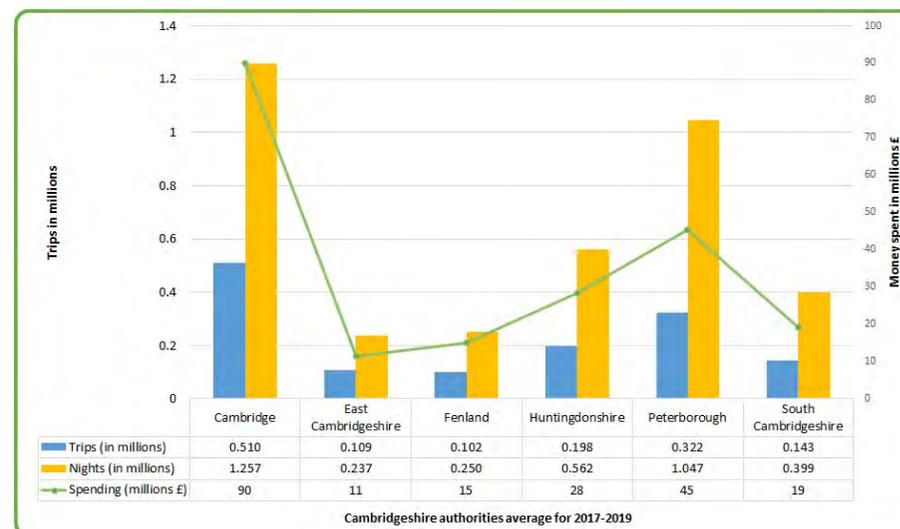
28 The Royal Society for Public Health's study [Health on the High Street 2019 - Running on Empty](#)

3.206 There is limited up to date data at local authority level on tourism, the [Great Britain Tourism Survey](#) (GBTS) is however a useful resource to gain an insight into tourism trends. The GBTS is a national consumer survey measuring the volume and value of domestic overnight tourism trips taken by residents in Great Britain and provides detailed information about trip and visitor characteristics. Data from the most recently published report and survey have been extracted for Huntingdonshire and other Cambridgeshire authorities to gain an insight into the trends up to 2019 in the tourism sector ⁽²⁹⁾.

3.207 The most recently published data from the GBTS shows that on average, between 2017 and 2019, 1.38 million trips were taken each year to Cambridgeshire, of which 198,000 where to Huntingdonshire. These equated to 3.75 million nights per year to Cambridgeshire and 560,000 nights per year to Huntingdonshire. The annual value of these trips were £210 million and £28 million respectively ⁽³⁰⁾. As shown in the following figure, only Cambridge and Peterborough had a higher number of trips and higher annual value for them. Most trips within Huntingdonshire and also across Cambridgeshire were to visit family and friends.

3.208 The impact of the pandemic on levels of domestic and localised tourism remains to be seen. There is anecdotal evidence to suggest that as a result of the pandemic, people will be visiting more local tourist attractions and undertake leisure pursuits closer to home. As restrictions relating to international travel cease, the longer term impact on local tourism destinations will be more apparent.

Figure 3.37 Average number of trips, nights and money spent for all Cambridgeshire authorities 2017-2019



3.209 Due to the abundance of wildlife sites, strategic green infrastructure areas and variety of landscapes found across the district, Huntingdonshire's tourism sector is primarily nature and conservation based with opportunities to enjoy the wildlife and undertake leisure pursuits such as walking, cycling and water based activities.

3.210 Huntingdonshire has an extensive public rights of way (PROW) network enabling access to the countryside and to leisure opportunities. There are also three national cycle routes that run through parts of the district, these are routes 12, 24 and 51. Route 12 runs in sections from Enfield Lock in

29 The survey is undertaken continuously throughout the year, however, there has been a disruption to this due to the coronavirus pandemic. Fieldwork resumed in April 2021 with plans to publish results in the Autumn of 2022.

30 The GBTS 2019 Annual Report is available from [Visit Britain's website](#) , on page 121 of the report (table 2.8 – Local authority destination and purpose) there is a link to download Local Authority data

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north London to Spalding via Stevenage, St Neots and Peterborough. This route connects to the Grafham Water circular route. Route 24 is a traffic route on the network and is found south of St Ives heading through Fenstanton. Route 51 is a long-distance cycling route that connects several cities in southern England, on its route from Oxford to the coast at Felixstowe, it runs through Huntingdonshire via St Neots, Huntingdon and St Ives. A cycleway also runs parallel to The Busway route from St Ives towards Cambridge where access to and views across the Great Ouse Valley landscape character area can be enjoyed.

3.211 The River Great Ouse provides recreational opportunities for water based sports and past times with a long distance footpath extending the whole length of the area. The numerous lakes, linked by the river provide boating and canoeing opportunities along with fishing, walking and wildlife viewing. Sensitive restoration of many gravel workings has enabled them to blend successfully into the landscape as nature reserves and fishing lakes, Paxton Pits is an example. There are several marinas across the district such as Buckden, Huntingdon, Hartford which provide a range of fixed and floating moorings to suit the majority of craft types found on inland waterways. Huntingdon Boathaven also provides caravan pitches for camping and caravanning trips as does the Crystal Lakes leisure and fishing park in Fenstanton.

3.212 Grafham Water attracts thousands of visitors throughout the year for walking, cycling and watching wildlife at the Wildlife Trust nature reserve, as well as attending events such as triathlons and fishing competitions. It is home to an array of wildlife with 170 species of birds recorded there.

River Great Ouse



Sailing at Grafham Water



- 3.213** [The Great Fen](#) is a strategic habitat restoration project of national significance. As well as the environmental benefits of the project, it is promoting the eco-tourism sector within the district. There are several key sites to visit namely Ramsey Heights Nature Reserve, Woodwalton Fen, Holme Fen and New Decoy. There are walks and trails, there is also an electric all-terrain electric Trampler which is available to hire for those with mobility issues. Another key aim of the project is to celebrate and preserve the fenland heritage through education and outreach programmes.
- 3.214** Another aspect of Huntingdonshire's tourism sector is the historic environment. There is an abundance of historic buildings and structures found across the district, as well as villages that have retained their historic form and historic landscapes, monuments and registered parks and gardens.
- 3.215** There are several key attractions found across the district, a sample are: Houghton Mill, a working 18th-century watermill and campsite managed by the National Trust; Huntingdon Race Course which hosts a number of national horse racing events every year with dining and hospitality services; Hamerton Zoo, a popular attraction for families with its collection of rare and endangered animals; the ruins of Ramsey Abbey managed by the National Trust; and Elton Hall and its gardens.

3.216 The market towns provide the greatest draw for tourism due to the concentration and mix of restaurants, cafes, shops and built heritage as well as their connecting routes out in to the countryside. The River Great Ouse flows through or around all towns but Ramsey which has routes out into the Fenland landscape. Each of Huntingdonshire's market towns have their own museum: the Norris Museum in St Ives, the St Neots Museum, the Cromwell Museum in Huntingdon, and Ramsey Rural Museum. The Cromwell Museum was recorded as being the 15th most visited free attraction in the East of England for 2020⁽³¹⁾. These museums are frequently involved in local history events and weekends and visited by schools. Huntingdon and St Ives also have weekly markets with all market towns hosting farmer or themed markets throughout the year.

3.217 Improvements to the tourism and leisure offer within the market towns are underway through the District Council's [Market Towns Programme](#) .

Houghton Mill and the River Great Ouse



Key sustainability issues and problems

- The conservation of wildlife and landscapes are not harmed through tourism and leisure pursuits
- Tourism and leisure play an important role in people's health and well being so needs to be accessible to all
- Growth places additional demand on existing tourist attractions and leisure facilities
- Local tourist attractions and leisure facilities contribute towards the local economy and supports local communities through employment, voluntary opportunities and celebrating local heritage and past times

What may happen without a Local Plan

- Development may take place without adequate assessment on the additional demand they will place on existing tourist attractions, strategic green infrastructure and leisure facilities
- Development may be located in locations that are not accessible by walking and cycling to tourist attractions, strategic green space and leisure facilities
- Opportunities for the improvement or expansion of existing tourist attractions may not be realised

Community Services and Facilities

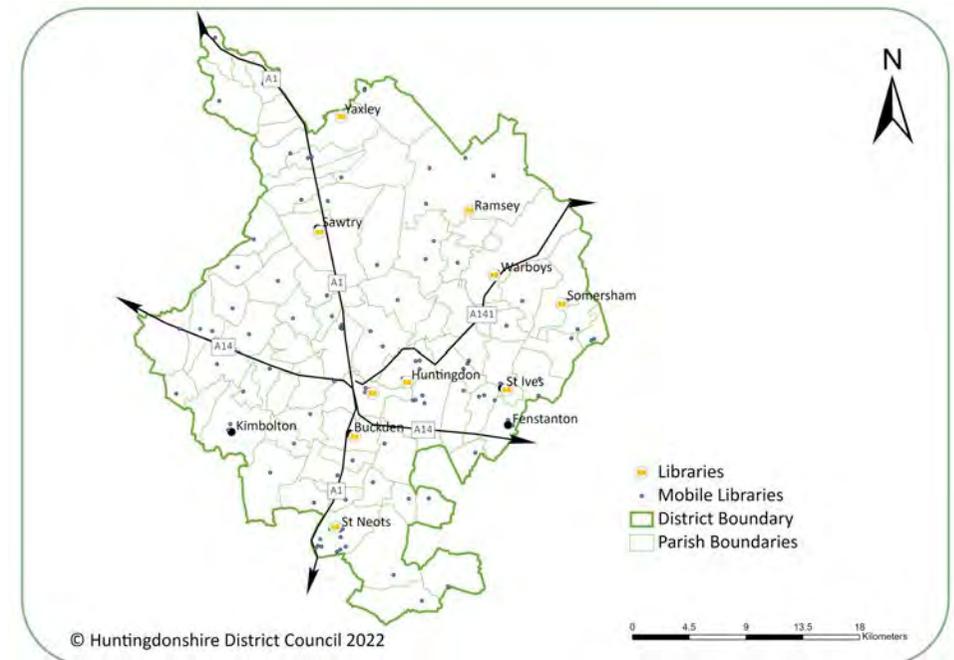
3.218 The [National Planning Policy Framework 2021](#) states that healthy communities require shared spaces and community facilities to promote social interaction and healthy lifestyles. It identifies local shops, meeting places, sports venues, open space, cultural buildings, public houses and

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places of worship (Paragraph 93 a). This section will focus on those spaces that have not been covered in other sections - i.e. libraries, community centres, town and village centres and public houses.

- 3.219** The library provision in the district is centered primarily in the market towns and larger villages (see the next map). There are eight libraries in total plus two community libraries in Brampton and Somersham. Libraries are important community centres, often including more than just library services with activities and events, volunteering, community support, and Local Authority services among the services offered.
- 3.220** According to Cambridgeshire Insight's [Library Data](#), 31,356 people attended 2,118 event dates hosted by Huntingdonshire's eight libraries in 2019. Between April 2018 and December 2019 the District's libraries were visited 830,616 times. Buckden Library received the least visits with 13,653, whilst Huntingdon Library received the most with 321,310. These attendance figures highlight the key role libraries play as community centres.
- 3.221** As of April 2022 there were [two mobile library services](#) operating in the district - Fenland and Huntingdonshire mobile libraries. Mobile libraries increase accessibility to services allowing those who cannot travel to the main libraries to benefit from the service. The two mobile libraries operate monthly or twice monthly visits to over 113 stops throughout the district. Overall, library services can be accessed in 68 out of 81 parishes in the District.

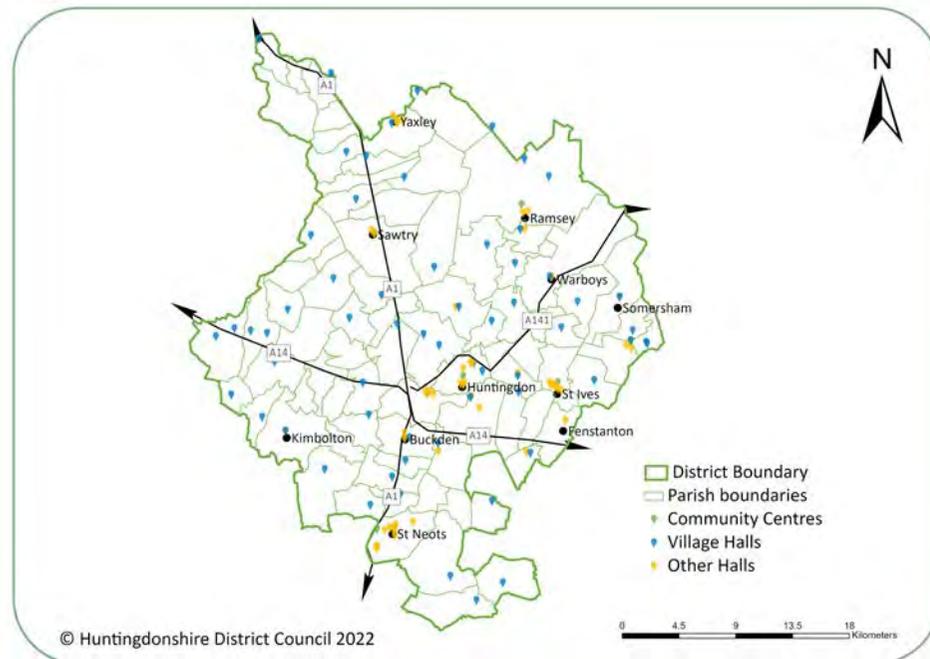
Map 3.9 Library Provision in Huntingdonshire



- 3.222** Community centres, village halls and other halls, for example church halls or scout halls - are vital meeting places that provided indoor space for a variety of purposes, such as pre-school and after school activities, parish meetings, sports activities, community support groups as well as other social events throughout the year.
- 3.223** As of April 2022, community centres (which may also include public services) were located in the market towns and some of the district's larger villages, whilst village halls were located in villages in rural areas, ensuring the availability of these spaces throughout the district (see the next map).

There are approximately 68 identified village halls in the district; work is currently underway through the Huntingdonshire Built Facility Strategy to assess the 'offer', demand for the halls, quality and accessibility.

Map 3.10 Community Facilities in Huntingdonshire



to purchase or lease the land or building, delaying sale on the open market and allowing the community the time to potentially buy the Asset for their community.

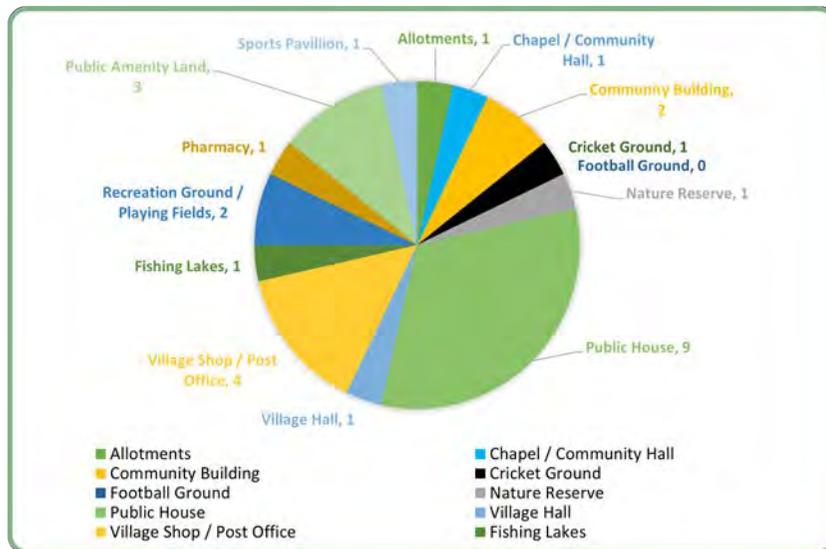
3.225 As of October 2022, there were 28 [Assets of Community Value](#) on the Council's *List of Community Assets*. The assets were registered by 14 different town or parish councils and one by the Huntingdonshire Branch of the Campaign for Real Ale (CAMRA). Little Paxton and Houghton and Wyton Parish Councils have registered the most assets - eight and six respectively. Six parishes registered 1 asset; whilst St Neots has registered 3, Great Gransden 2, and Hemingford Grey 4.

3.226 Sixteen of the community asset nominations are located in small settlements, reflecting the difficulty of maintaining services; a further 11 are located in Spatial Planning Areas - specifically Godmanchester, St Neots and Little Paxton. Public houses are by far the most commonly registered community asset. The types of registered Assets of Community Value are shown in the below figure.

3.224 The [Community Right to Bid](#) aims to keep valued buildings or land in use by a community. Local community groups can nominate buildings or other land to be included on the Council's list of Assets of Community Value. To be classed as an Asset the building or land should contribute to the community's social well-being or social interests. Once on the register, if an asset is put up for sale or lease, community groups are given a moratorium period of six months to determine if they can raise the finance

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Figure 3.38 Assets of Community Value - Oct 2022



3.227 Public houses are considered to provide a number of benefits to the community, presenting themselves as community hubs where people can gather and share ideas and trades, meet new people and socialise. As of April 2022, 29 pubs across 14 parishes had closed in the district since 2012 according to the Campaign for Real Ale [What Pub? webpage](#). This is an important loss as according to the same organisation there were 155 pubs in the district as at April 2022. Public houses were therefore in decline prior to the recent Covid-19 pandemic, the effects of which on the financial stability of these community facilities has yet to be determined. The current situation is illustrated further by the fact that Public Houses are the most commonly registered Assets of Community Value - 9 in total and spread over 9 different settlements, highlighting their value and precarity across the district.

Key sustainability issues and problems

- Availability of multi-use community spaces where people can gather
- Sustainable access to services and facilities across the district
- Retention of and long-term sustainability of community services and facilities

What may happen without a Local Plan

- Development in areas without access to services and facilities
- Loss of existing services and facilities which may lead to an increase in social exclusion, loneliness and negative impacts on health
- Increasing reliance on motorised transport for access to services and facilities
- Access to services for the ageing population

Education

3.228 Good quality education contributes to the creation of sustainable communities by reducing inequality and deprivation and providing more future economic opportunity for children. Cambridgeshire County Council (CCC) is the education authority, in Huntingdonshire they oversee 7 infant schools, 7 junior schools, 49 primary schools, 7 secondary schools (all with a sixth-form) and 3 schools that specialise in Special Education Needs and Disabilities (SEND) (see the following map). Catchment areas allow for Huntingdonshire pupils to be educated in the district but some families choose to school their children outside the district. Huntingdonshire has one public school provider, Kimbolton School for boys and girls with currently 1,100 pupils aged 4 to 18 years.

3.229 The following secondary schools and further education providers are available in Huntingdonshire:

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- Abbey College, Ramsey - secondary and sixth form
- Cambridge Regional College, Huntingdon - sixth form/further education provider
- Ernulf Academy, Eynesbury - secondary and sixth form
- Hinchingsbrooke School, Huntingdon - secondary and sixth form
- Longsands Academy, St Neots - secondary and sixth form
- Kimbolton School - preparatory, secondary and sixth form
- St Ivo School, St Ives - secondary and sixth form
- St Peters School, Huntingdon - secondary and sixth form
- Sawtry Village Academy, Sawtry - secondary and sixth form

- Riverside Meadows Academy, St Neots - Secondary School
- Samuel Pepys School, Eynesbury - Pre-school, Primary and Secondary (ages 2 to 19)
- Spring Common Academy, Huntingdon - Pre-school, Primary and Secondary School (ages 2 to 19)

3.230 Huntingdonshire Regional College merged with Cambridge Regional College to become Cambridge Regional College in 2017. The college provides post-GCSE programmes, further education qualifications and some higher education courses. T Levels started being rolled out in September 2020 which are equivalent to 3 A levels developed in collaboration with employers and businesses combining classroom and on the job training.

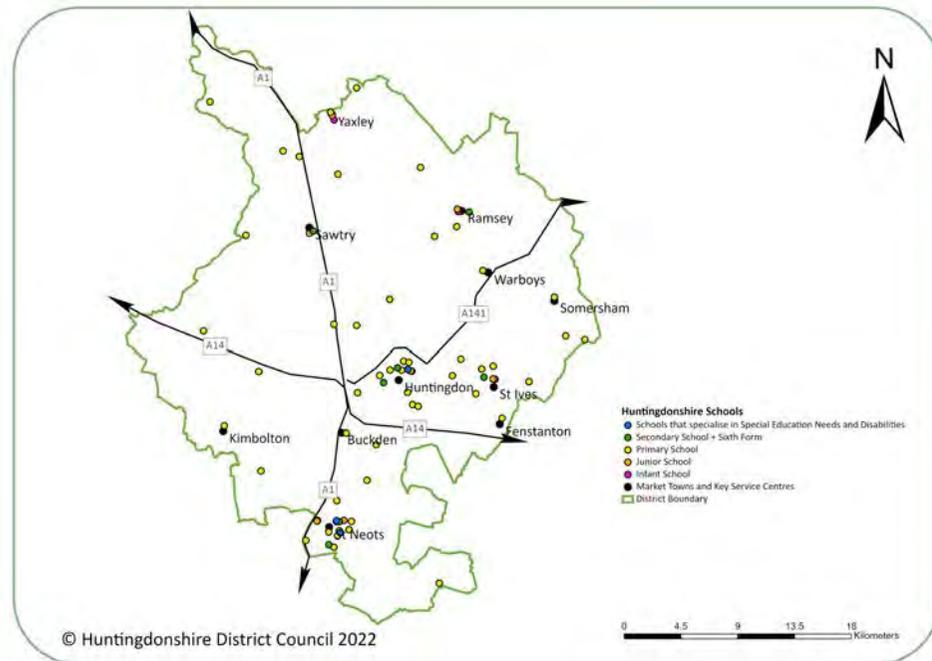
3.231 CCC's [Cambridgeshire's 0-19 Education Organisation Plan 2021-2022](#) (Page 64) identified that the average annual cohort size of Huntingdonshire residents attending sixth forms or sixth form college provision in the period 2016-18 was 860. Of those 9% travelled to Cambridge City or South Cambridgeshire, 1.7% travelled to Peterborough and 0.3% to Fenland. For Further Education in the same time period the cohort was 570, of these 32.2% went to providers in Cambridge City or South Cambridgeshire, 20.1% went to Peterborough and 17.3% outside Cambridgeshire (for example Bedford) and 0.4% to Fenland. It is expected that future planned provision in the district and through new developments such as Alconbury Weald will meet future needs to 2036.

3.232 Huntingdonshire has three schools that specialise in Special Education Needs and Disabilities (SEND):

3.233 These schools provide specialist, tailored education to pupils who have severe or complex learning difficulties, disabilities, or have additional needs such as medical, social, emotional, behavioural and sensory or physical, or those who require modification to the curriculum and personalised learning approaches. Improvements have been made to the Spring Common Academy to address issues with suitable accommodation; the Samuel Pepys School in St Neots is currently operating at capacity. As a result the County Council has identified a project to expand the school by 63 places, this is due to be fulfilled by September 2023. Further SEND provision will be required as a due to the development at Alconbury Weald, this is anticipated to be addressed by the building of an 'Area Special School' (Prestely Wood) containing 150 places covering the ages of 2 to 19 and be run by the Spring Common Academy Trust ⁽³²⁾.

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Map 3.11 Cambridgeshire County Council provided schools across Huntingdonshire



facilities allows families to return to work (where possible or wanted) and help to draw people with young children to an area, thus helping to stimulate the economy and improve the prosperity of residents. The availability of places in pre-schools and nurseries provides an indication of the opportunities available for potential new residents and the sustainability of a settlement to provide services to its existing residents or those working within it.

3.235 The below figure shows that since 2011 Huntingdonshire has seen an increase in the percentage of residents aged 16 to 64 who have qualifications equivalent to and including NVQ level 1 and above ⁽³³⁾. In particular, the percentage of those with an NVQ Level 3 (or equivalent) has increased from 48.8% in 2011 to 60.7% in 2020 ⁽³⁴⁾. Those with no qualifications has decreased from 8.9 % to 2.1% between 2011 and 2020, demonstrating improvements in [Cambridgeshire County Council's strategy](#) to support all children to achieve their potential.

3.234 Local childcare is a particular requirement for those with young children. CCC's statutory responsibility in respect of early years and childcare includes: securing sufficient, accessible, flexible and affordable childcare to enable parents to work or to undertake education or training which could lead to employment. A [directory](#) of childcare providers can be found on the County Council's website. Provision of sufficient pre-school and nursery

33 Definitions: NVQ Level 1 (equivalent to 1-4 GCSEs), NVQ Level 2 (equivalent to 5 or more GCSEs), NVQ Level 3 (equivalent to 2 or more A Levels or equivalent), NVQ Level 4 or above (equivalent to first or higher degree, or equivalent professional qualifications), Other qualifications (other vocational work, work related qualifications and non-UK foreign qualifications).

34 All data is measured from January to December

Figure 3.39 Percentage of Huntingdonshire residents ages 16 to 64 with qualifications

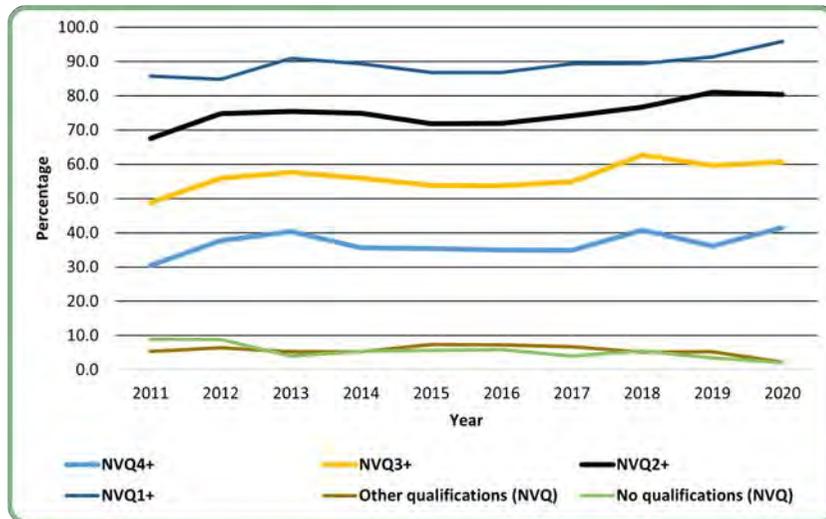
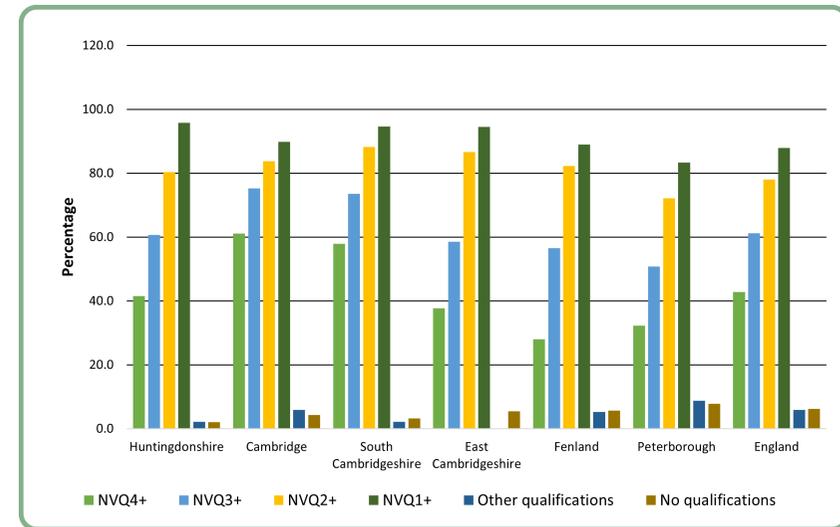


Figure 3.40 Percentage of residents ages 16 to 64 with qualifications



Source: [ONS annual Population Survey](#)

3.236 When compared against the average qualification levels across England, the percentage of residents with an NVQ 4 or above or equivalent (41.5%) is slightly below the English average of 42.8%. Huntingdonshire trails behind Cambridge and South Cambridgeshire when compared with those who have NVQ level 3 or equivalent or above. See the below figure.

Key sustainability issues and problems

- Ensuring residents have access to a range of educational providers in sustainable locations to meet the growing population
- Ensuring education levels and range of qualifications are available for all to facilitate social mobility and job prospects for residents, intern contributing to the economic growth of the district
- Providing enough SEND provision as a result of new growth

What may happen without a Local Plan

- Limited access to education may limited resident social mobility and economic growth of the district

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- Lack of pre-school provision could limit parents who wish to return to work, limiting household income
- Lack of access to a range of qualifications and education providers may lead to some residents travelling further or relocating elsewhere

Heritage

- 3.237** Huntingdonshire has a rich history and this is reflected in the large number of historic structures and environments found within the district, many of which are protected as listed buildings, conservation areas, registered parks and gardens and scheduled monuments. These heritage assets and their setting and the historic environment more widely play an important role in placemaking by shaping high quality design reflective of local character. Huntingdonshire's [Landscape and Townscape SPD \(2022\)](#) provides further details.
- 3.238** Listing marks and celebrates a building or structure's special architectural and historic interest. Listing also brings them under the consideration of the planning system, so that they can be protected for future generations. Structures that can be listed range from bridges, signposts, walls and gates that have architectural or historic value.
- 3.239** Listed structures across Huntingdonshire are incredibly varied ranging from medieval parish churches, timber framed buildings, vernacular cottages, grand houses, Georgian town houses, Victorian/Edwardian terraced houses, agricultural buildings and outbuildings, former mill and industrial buildings, bridges, commemorative statues, war memorials, walls and railings. There are also local variations across the district reflecting the variety of building materials used. For example, limestone and stonework detailing are a characteristic of historic properties located in the Nene Valley to the north of the district.

3.240 At the time of writing, there are some 2,216 designations across Huntingdonshire listed on Historic England's website. Gradings for listings are as follows:

- 62 grade I designations (2.8%)
- 130 grade II* designations (5.9%)
- 2,024 grade II designated (91.3%)

3.241 The above includes five registered parks and gardens (one at grade II* and four at grade II), these are: Elton Hall, Abbots Ripton Hall, Hamerton, Hilton Maze and Leighton Bromswold. Parks and gardens include gardens, grounds and other planned open spaces, such as town squares. They are protected due to their significance as a 'designed' landscape and are popular local tourist attractions.

3.242 A full list of these can be found on [Historic England's website](#) and visually on [HDC's Planning Policies map](#) and [Conservation webpage](#). Historic England also have several Advice Notes such as [Advice Note 3 The Setting of Heritage Assets](#) and [Good Practice Advice in Planning 1: The Historic Environment in Local Plans](#).

3.243 Between 2011 and April 2022, there have been 25 new listings across Huntingdonshire, all grade II. The majority of these are war memorials but this also includes the How in St Ives which was listed in 2019. Since 2013, there have been 2 delists.

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Elton Park



Hartford Church and cottages



- 3.244** Scheduled monuments are the oldest form of designation and relates to nationally important archaeological sites. There are 84 such sites across Huntingdonshire ranging from deserted medieval villages, ruins of a castle and abbeys, former Bishop's palaces and sites of Roman settlements.
- 3.245** Huntingdonshire contains extensive archaeological remains dating from successive waves of settlement, and reflecting its diversity of landscape types with the Fens and the river valleys having been particular areas of activity. Roman towns existed at Godmanchester and Water Newton, along the line of the Roman Road (Ermine Street) which runs across the district from south east to north west. Ramsey Abbey was established on a peninsula in the fen in the tenth century, and smaller monastic houses in St Ives, St Neots and Huntingdon had a major impact on the growth of these towns. The main threats to these remains are agriculture and development. This makes it particularly important that provision is made for appropriate excavation, analysis, recording and preservation in areas of archaeological potential.
- 3.246** Despite the growth that has taken place across the district, many of Huntingdonshire's smaller villages retain some of their historic form. Nucleated forms, with development clustered around a church and/or village green, and linear patterns are both common. Hamlets are comparatively rare in Huntingdonshire, but isolated farms are scattered across the area.

- 3.247** Huntingdonshire also has 61 designated conservation areas. The areas vary significantly in character and size from a relatively small group of buildings to a substantial part of an individual town or village. Character assessment statements have been prepared for many of these and can be found on the Council's website as [Conservation Area Documents](#).

Listed buildings along the Causeway in Godmanchester



Listed buildings in St Neots Market Square



- 3.248** The [Cambridgeshire Historic Environment Record](#) (CHER) is a comprehensive source of information on non-designated heritage assets and archaeological sites and finds in Cambridgeshire. The County Council are working in collaboration with Huntingdonshire and other Cambridgeshire authorities on compiling a local listing criteria with the intention of identifying non-designated heritage assets.
- 3.249** Huntingdonshire has a wealth of heritage, some of which is at risk. Historic England maintains a [Heritage at Risk Register](#), which includes several listed structures and 4 scheduled monuments 'at risk' in the district.
- 3.250** Overarchingly, climate change poses significant risks to the historic environment, including the preservation of archaeology, flood and water damage, soil shrinkage and changes in temperatures leading to increased fungal, plant and insect infestation in historic buildings.

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Key sustainability issues and problems

- There are many designated and non-designated structures assets, a small proportion are judged to be at risk
- Heritage assets face pressures from future development that may cause harm to them and to their setting
- Conservation areas may see a gradual erosion of their special features which may undermine the original reasons for designation
- Significant archaeology may yet to be discovered
- Climate change and flooding events pose significant risks to the historic environment

What may happen without a Local Plan

- More listed structures and scheduled monuments may go onto the Heritage at Risk Register
- More designated and non-designated heritage assets and their settings may see a harm or a gradual erosion of significance
- Sites of archaeological potential may go undiscovered or lost through development without proper investigation

A3: Identifying sustainability issues and problems

3.251 The purpose of this task is to help focus the SA and streamline the subsequent stages, including baseline information analysis, setting the SA objectives, prediction of effects and monitoring.

How was this task achieved?

3.252 At the end of each of the topic chapters within the A2 stage, a box summarises the key issues and problems. These have been used to inform the A3 phase of work within the scoping process. Each of these have been compiled and presented into one of the following tables (one for the climate emergency, environmental and socio-economic).

3.253 The tables also then take these issues a step further by exploring how these issues could shape the SA framework. In doing this, consideration was given to what is within the scope of a local plan and how realistic objectives could be derived from the findings of tasks A2 and A3.

Table 17 Sustainability issues and how these could shape the SA framework for climate emergency baseline topics

Sustainability issues and problems	How this could shape the SA framework
<p>Carbon Emissions and Targets:</p> <ul style="list-style-type: none"> • Increased summer temperatures will impact on comfort and usability of existing properties • Drier summers and wetter winters will create issues for flooding, water storage and management, soil and agricultural productivity and habitat survival • CO₂ emissions are reducing across industrial, commercial, domestic and public sectors • CO₂ emissions are very high for transport, influenced by the presence of the A1, A14 and East Coast Mainline Railway coupled with the largely rural nature of the district 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Support transition to low carbon and eventually zero carbon • Reduce carbon emissions arising from transport • Reduce reliance on private car usage • Locate development in sustainable developments that can utilise sustainable modes of transport

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Sustainability issues and problems	How this could shape the SA framework
<ul style="list-style-type: none"> Per capita emissions are significantly higher than for England but typical for Cambridgeshire Increasing the climate resilience and energy efficiency of buildings and spaces 	<ul style="list-style-type: none"> Development must be resilient to the impacts of climate change and be low or zero carbon Support provision of electric vehicle charging points
<p>Renewable Energy and Energy Efficiency:</p> <ul style="list-style-type: none"> Renewable power generation within Huntingdonshire has shifted from a focus on wind turbines to solar farms requiring extensive areas of land but with some scope for complementary agricultural use The age of the housing stock means that retrofitting of energy efficiency measures will be crucial in boosting the sustainability of the district's homes Fuel poverty was already an issue for over 1 in 10 households before the April 2022 price rises; this is expected to become more intense in the short term Access to mains gas is not universal throughout the district with some locations relying on individual oil tanks; in such circumstances alternative community heating systems may offer a more sustainable solution The visual impact of on-shore renewable energy production needs to be balanced with the impact on local landscape and communities 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> Support appropriate renewable energy generation Support community energy generation projects to meet local need and reduce reliance on oil tanks to heat homes, particularly in rural parts of the district Promote retrofitting of older properties to make them more energy efficient and reduce the cost to residents Build homes to a high standard of energy efficiency Support provision of electric vehicle charging points Ensure there is capability and capacity for new development to be connected to the national grid
<p>Flooding and Water:</p> <ul style="list-style-type: none"> The impacts of climate change will see increases in extreme weather events, leading to increased rainfall, rainfall intensity and sea level rises all of which will increase the impact of all sources of flooding in the district. Potential to impact on existing and new developments, infrastructure and agricultural productivity, social and economic impacts across the district Potential need to set aside land for flood mitigation measures due to increased flood risk and understand effectiveness flood management infrastructure Increased flood risk may influence where development can be sustainably located Ensuring that new growth does not adversely affect water resources or water resources management infrastructure and that there are sufficient measures in place to balance water supply across the district Ensuring that homes and businesses are resilient to flooding and provide effective water management to maintain water resources for all Ensuring new development does not adversely impact on the ecological and biological status of water bodies 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> Support flood mitigation measures and flood management infrastructure Minimise the risk to life and property arising from flooding events Locate development in areas that are not in an area at risk of flooding Ensure there is sufficient water supply to service growth Use water sustainably Locate development where there is waste water capacity or where it can be made available Avoid harm to the ecological and biological status of water bodies

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Sustainability issues and problems	How this could shape the SA framework
<p>Waste and Recycling:</p> <ul style="list-style-type: none"> • Many tonnes of waste are sent to landfills and recycling centres • Increasing levels of recycling and re-using materials reduces how much material ends up in landfills reducing their environmental effects and supporting a circular economy • Growth places additional demand on existing waste and recycling collection services • The waste attributed to the construction of new buildings 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Reduce waste production and increase reuse, recycling and composting • Promote the reuse of materials, particularly in construction to support a circular economy • Promote sustainable waste management

Table 18 Sustainability issues and how these could shape the SA framework for environmental baseline topics

Sustainability issues and problems	How this could shape the SA framework
<p>Landscape:</p> <ul style="list-style-type: none"> • Huntingdonshire's landscape and its distinctive qualities are vulnerable to the impacts of climate change, insensitive new development and land management practices • Water management is key to landscape character throughout much of the district • The expansive, flat wetlands of the Fens are particularly vulnerable to the impacts of climate change degrading fertile peat soils and its landscape character • The River Great Ouse flows through or around three of Huntingdonshire's four market towns providing a high quality landscape setting to them and recreational opportunities but also an increased risk of flooding 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Protection of important landscapes and their characteristics • Mitigate the impacts of climate change on the natural environment • Minimise the impact of human actions on the landscape through sustainable land and water management and agricultural practices
<p>Land, Soils and Agriculture:</p> <ul style="list-style-type: none"> • A very high proportion of the district's agricultural land is classified as best and most versatile, whilst this is beneficial for production and food security it provides challenges for focusing development onto less valuable land • Degradation of peat and soil erosion resulting in the loss of the most fertile soils • There are limited remaining opportunities for largescale reuse of previously developed land 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Promote the reuse of previously developed land • Make most efficient use of land • Restore peatland and minimise soil erosion • Support sustainable agricultural practices vital for food supply and a prosperous rural economy

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Sustainability issues and problems	How this could shape the SA framework
<p>Biodiversity, Habitats and the Natural Environment:</p> <ul style="list-style-type: none"> • There are several sites designated at an international and national level for their biodiversity and habitat value as well as non-designated sites identified for their local nature conservation value • Nature conservation sites and ancient woodland are vulnerable to new developments and land management practices. • Two thirds of SSSIs in Huntingdonshire are in a favourable state, with approximately a third of SSSIs not in a favourable condition, although these are in a recovering state • Visitor pressures on designated and non-designated sites may harm the quality of these sites for nature conservation and vital habitats • Nature conservation sites and other natural environments are vulnerable to the impacts of climate change • Trees are a natural carbon store, with established and mature trees taking in the most carbon 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Protection and enhancement of biodiversity for species and habitats in designated and non-designated areas • Preserve ancient woodland • Improve the condition of SSSIs across the district • Minimise visitor pressures to nature sites • Conserve and enhance tree coverage across the district
<p>Green Infrastructure and Open Space:</p> <ul style="list-style-type: none"> • Huntingdonshire has several strategic green infrastructure areas: the Great Fen, Nene Valley, Great Ouse Valley and the West Cambridgeshire Hundreds • Strategic green infrastructure and localised provision of open green space provide important social benefits to human health and wellbeing as well as opportunities for habitat and biodiversity conservation and enhancement • Green infrastructure and open space must be located in accessible places • Several public parks and gardens are managed to the Green Flag Award standard, with others aspiring to the standard 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Support and enhance the strategic green infrastructure network • Enhance connectivity and accessibility to green infrastructure and open space • Sustainably manage areas of open space and strategic green infrastructure • Provide additional open spaces to support growth
<p>Pollution:</p> <ul style="list-style-type: none"> • The most significant air quality issues arise from traffic and congestion • Air, noise and light pollution can have serious implications on the health and wellbeing of people and cause harm to the natural environment and disrupt the lifecycles of wildlife • Homes, employment, schools, services and facilities should be accessible via walking, cycling and public transport • Light and noise pollution can reduce the tranquillity of the countryside and green spaces within settlements 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Reduce air, light and noise pollution • Support walking and cycling opportunities • Reduce reliance on private cars for journeys • Locate development in sustainable locations

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Table 19 Sustainability issues and how these could shape the SA framework for socio-economic baseline topics

Sustainability issues and problems	How this could shape the SA framework
<p>Housing:</p> <ul style="list-style-type: none"> • Ensuring the delivery of an ongoing supply of new homes in sustainable locations • Ensuring new homes provide a mix of types, sizes and tenures aligned with the composition of the local population • Affordability ratios of house prices to around 9 times average earnings create significant stress in the housing market and result in strong social sustainability challenges • Proactive work through the prevention duty regarding homelessness has high effectiveness rates and reduces social sustainability challenges through the trauma otherwise experienced by those who become homeless • Ensuring a range of accessible, adaptable and specialist new homes are available suitable to meet the changing needs of residents as the population ages overall 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Increasing housing supply including affordable housing in sustainable locations • Delivery of new homes that offer a mix of types, sizes and tenures to meet local needs including gypsy and traveller pitches • Planning for demographic changes and changing needs of residents
<p>Population and Health:</p> <ul style="list-style-type: none"> • The ageing and in some locations declining population may lead to challenges for the social sustainability of communities, for health and social provision and provision of appropriate housing options. • Decreasing proportion of the population is of working age raising the proportion of dependants. • Natural change is decreasing and may result in a negative rate of population growth unless in-migration is sufficient to counterbalance falling population numbers • GP surgeries are concentrated in larger settlements necessitating residents of almost all villages to travel for appointments or rely on telephone or other remote forms of consultations • Health indicators suggest that Huntingdonshire's population is typically slightly healthier than that for England on average but deaths from particulate air pollution were higher than average in 2019 although it should be noted that this was prior to the rerouting of the A14 and consequent impact on air quality management areas 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Supporting sufficient growth in all communities to maintain current population levels in order to support existing services • Supporting employment growth with complementary housing provision to attract people of working age to live here • Reducing air pollution to decrease its contribution to respiratory diseases
<p>Income and Deprivation:</p> <ul style="list-style-type: none"> • Huntingdonshire shows great disparity across the district in terms of income and deprivation • Median weekly pay in Huntingdonshire is in decline potentially creating a less financially stable population 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Supporting employment growth in locations accessible to lower income and more deprived areas • Supporting enhanced skills and diversity of employment opportunities

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Sustainability issues and problems	How this could shape the SA framework
<p>Employment and Businesses:</p> <ul style="list-style-type: none"> • Post-pandemic recovery: addressing the decline in the number of jobs in the district • Supporting and maintaining a stable economy: facilitating growth of key industries by providing appropriate land for development and expansion • Supporting rural enterprises to provide sustainable job opportunities in outside the existing employment clusters • Addressing the post-pandemic decline in the number of enterprises in the district • Facilitating access to higher level occupations where required across the district • Addressing the contribution that Huntingdonshire makes to Knowledge Intensive industries • Providing complementary enterprises to support supply chains and economic growth 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Supporting employment growth and providing appropriate and attractive sites to facilitate growth and expansion of key industries • Supporting diversity of employment opportunities • Enhancing availability of higher level employment opportunities
<p>Travel and Transport:</p> <ul style="list-style-type: none"> • Huntingdonshire is well located in terms of the strategic road network creating pressure from logistics businesses for new sites and generating high levels of road based through travel and locally generated car travel • A variety of road and active travel infrastructure improvements are proposed which may reduce congestion, improve journey times and increase the attractiveness of active travel modes for journeys • The district's semi-rural nature means some parts are relatively remote which increases reliance on private vehicles and engenders viability challenges for public transport; the distances involved can make walking and cycling unattractive options for many journeys 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Reducing reliance on private cars for journeys • Support an enhanced network of walking and cycling routes and public transport provision • Development located in sustainable locations within or near to existing communities
<p>Digital Infrastructure and Communications:</p> <ul style="list-style-type: none"> • Reducing inequality, economic opportunity and vital access to services via digital infrastructure • Reducing social exclusion by providing improved access to improved online services especially in rural areas • Enabling businesses and rural businesses to thrive through improved broadband and mobile coverage • Decreasing rural isolation through improved broadband and mobile coverage 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Enhance digital infrastructure (mobile and internet provision) across the district but in particular in rural areas
<p>Retail and Town Centres:</p> <ul style="list-style-type: none"> • Increase in retail/ town centre use vacancies in key locations that provide accessible sustainable access to leisure, services and retail, impacting on social and economic health of the district • Potential contraction of the high street and detrimental impacts on business viability 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> • Promote and support the vitality of the district's market towns • Tackle vacancy rates within town centres • Provide a mix of sustainable uses to support the needs of the local population

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Sustainability issues and problems	How this could shape the SA framework
<ul style="list-style-type: none"> Perceived safety threats from vacant units and low activity levels potentially creating inhospitable and unsafe neighbourhoods Ensuring high streets in the district provide easy access to leisure, services and retail 	
<p>Tourism and Leisure:</p> <ul style="list-style-type: none"> The conservation of wildlife and landscapes are not harmed through tourism and leisure pursuits Tourism and leisure play an important role in people's health and well being so needs to be accessible to all Growth places additional demand on existing tourist attractions and leisure facilities Local tourist attractions and leisure facilities contribute towards the local economy and supports local communities through employment, voluntary opportunities and celebrating local heritage and past times 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> Support existing tourism and leisure across the district Minimise any harmful impacts of tourism and leisure pursuits on the natural environment and historic environment Enhance the tourism offer across the district
<p>Community Services and Facilities:</p> <ul style="list-style-type: none"> Availability of multi-use community spaces where people can gather Sustainable access to services and facilities across the district Retention of and long-term sustainability of community services and facilities 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> Support existing community services and facilities Promote social cohesion Promote multi-use community spaces to support their long term vitality Locate new community services and facilities in sustainable locations
<p>Education:</p> <ul style="list-style-type: none"> Ensuring residents have access to a range of educational providers in sustainable locations to meet the growing population Ensuring education levels and range of qualifications are available for all to facilitate social mobility and job prospects for residents, intern contributing to the economic growth of the district Providing enough SEND provision as a result of new growth 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> Ensuring that the educational needs of all residents can be met locally Enhance learning and training opportunities across the district
<p>Heritage:</p> <ul style="list-style-type: none"> There are many designated and non-designated structures assets, a small proportion are judged to be at risk Heritage assets face pressures from future development that may cause harm to them and to their setting 	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> Conservation and enhancement of the historic environment Preserve designated and non-designated heritage assets and their setting Recognition of the importance of archaeological heritage

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Sustainability issues and problems	How this could shape the SA framework
<ul style="list-style-type: none"> • Conservation areas may see a gradual erosion of their special features which may undermine the original reasons for designation • Significant archaeology may yet to be discovered • Climate change and flooding events pose significant risks to the historic environment 	

A4: Developing the SA framework

3.254 The purpose of this task is to provide a means by which the environmental performance of the plan or programme and alternatives can be assessed.

How was this task achieved?

Establishing SA objectives

3.255 SA objectives are used to help show whether the objectives of the plan are beneficial compared to the effects of alternatives. SA objectives were informed by the previous tasks: 'A1: Identifying relevant plans and programmes', 'A2: Collecting baseline information' and in 'A3: Identifying sustainability issues and problems'.

3.256 The SA framework comprises SA objectives and supporting decision aiding questions, which together provide a means by which the sustainability performance of the plan and alternatives can be assessed.

3.257 The Sustainability Appraisal Framework for Huntingdonshire's Local Plan to 2036 was last updated in 2013. It was necessary to review this in the light of the updated baseline information and changes to the policy context within which the next local plan will be prepared, as established through the review of plans and programmes at international, national and local level. The SA framework and objectives have been updated to reflect the

key sustainability issues for the district identified in task A3; in particular they have been updated to reflect an increased emphasis on responding to the climate emergency.

3.258 The SA framework has been structured using the three groupings of the climate emergency, environmental and socio-economic which have been used through the scoping tasks. This approach was favoured over structuring it by SEA topic because it avoids duplication between objectives and reflects that some topics and hence their objectives are interconnected. Each grouping has a number of SA objectives which are the overall sustainability goals that have been derived from the analysis carried out in stage 'A3: Identifying sustainability issues and problems'.

3.259 The following table illustrates how the SA objectives address the issues listed in Annex I of the SEA Directive. It demonstrates how each of the SEA topics are reflected in the framework.

Table 20 How SA objectives address the issues listed in annex I of the SEA Directive

Issue from Annex I of the SEA Directive	Responding SA objective(s)
Soil	4
Water	3
Biodiversity (incorporating flora and fauna)	5 and 6
Air	8

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Issue from Annex I of the SEA Directive	Responding SA objective(s)
Landscape	7
Cultural heritage including architectural and archaeological heritage	16
Climatic factors	1 and 2
Human health	10 and 12
Population	9 and 11
Material assets	13 and 14

3.260 In writing SA objectives, the following principles were applied:

- keep the number of objectives to a manageable number (12–18 maximum) - this requires each SA objective to be high-level and to cover a relatively broad range of issues;
- ensure that objectives are strategic - this is so that they can be applied at the strategy, sites and policy level;
- write the objectives using plain English - the SA objectives have been written using a common structure. The writing of the objective has included consideration of the impact of using a particular verb (for example, 'minimise' can have very different connotations to 'reduce'); and
- ensure there is a reasonable balance across the objectives in terms of economic, environmental and social issues. This was achieved by identifying several SA objectives to address each of the climate emergency, environmental and socio-economic categories used throughout the scoping stages.

3.261 Establishing decision aiding questions

3.262 Each SA objective is accompanied by a series of decision aiding questions which will be used to appraise options for the strategy and its alternatives, site allocations and development management policies. Different decision aiding questions are used for each of the strategy and its alternatives, site allocations and development management policies to allow for a more refined assessment.

3.263 For the strategy and alternatives (including new settlement and strategic expansion location proposals) the questions are relatively high level and seek to distinguish the broad differences in sustainability between different approaches. For the potential site allocations the questions are more specific with a mixture of qualitative questions and more specific quantifiable questions for some indicators to provide a more detailed comparative assessment. In writing these, the following principles were followed:

- keep the decision aiding questions to a manageable number; and
- write the decision aiding questions using plain English

3.264 In addition to these, the decision aiding questions have been worded to try to limit the number of instances where an 'uncertain' result is possible. It was considered that if an 'uncertain' result were to be included in the scoring system for all questions, appraisals could be undermined by a high proportion of 'uncertain' results. In this way a clear appraisal result can be gained and quantifiable differences between options clearly identified.

3.265 The following table sets out in detail the assessment implications to aid interpretation of the sites decision aiding questions. For the development management policies the questions are predominantly qualitative whilst being more specific than those for the strategy and alternatives.

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Table 21 SA framework

	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
	Climate emergency			
SA 1	Contribute to achieving the district's ambition to reach net zero carbon emissions by 2040.	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	<ul style="list-style-type: none"> Promote low and zero carbon technologies? Not contain, and be at least 200m from an air quality management area? Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	<ul style="list-style-type: none"> Promote energy efficient design? Increase the amount of CO₂ captured by plants and trees?
SA 2	Improve adaptability and resilience to the unavoidable impacts of the climate emergency.	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? Support habitats in adjusting to the impacts of the climate emergency? 	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	<ul style="list-style-type: none"> Help protect against the increased extremes of weather anticipated from the climate emergency? Promote opportunities for adaptation to unavoidable impacts of the climate emergency?
SA 3	Manage Huntingdonshire's water resources in a sustainable manner and reduce the risk from all potential sources of flooding to people, properties and the environment.	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? Minimise the risk of flooding from all sources? 	<ul style="list-style-type: none"> Be served by existing waste water infrastructure or will it require infrastructure upgrades to facilitate growth? Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	<ul style="list-style-type: none"> Reduce or help prevent water resource pollution from all sources? Promote efficient use of water resources? Reduce the risk of flooding from all sources?

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	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
	Environmental			
SA 4	Make efficient use of land by maximising development on previously developed land where this is not of high biodiversity value and minimising that on the best and most versatile agricultural land.	<ul style="list-style-type: none"> • Enable the use of land that has previously been developed in preference to greenfield land? • Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	<ul style="list-style-type: none"> • Prioritise development of previously developed land? • Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	<ul style="list-style-type: none"> • Promote the use of previously developed land in preference to greenfield land? • Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?
SA 5	Improve the quantity and quality of publicly accessible natural green space and enhance the strategic green and blue infrastructure network and links to it.	<ul style="list-style-type: none"> • Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? • Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	<ul style="list-style-type: none"> • Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	<ul style="list-style-type: none"> • Support the provision, retention or enhancement of publicly accessible areas of open and natural green space? • Support the provision or enhancement of the strategic green or blue infrastructure network? • Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities? • Promote access to natural greenspace?

	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
SA 6	Promote conservation, enhancement, recovery and connectivity of sites of biodiversity or geodiversity significance.	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	<ul style="list-style-type: none"> Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance? Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?
SA 7	Conserve and enhance the special qualities and integrity of our landscape and townscape character and the local distinctiveness of settlements.	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place? 	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	<ul style="list-style-type: none"> Protect or enhance landscape and/ or townscape character? Promote local distinctiveness?
SA 8	Contribute to the minimisation and reduction of all forms of pollution.	<ul style="list-style-type: none"> Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	<ul style="list-style-type: none"> Support proposals that contribute to the reduction of air pollution? Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?
Socio-economic				
SA 9	All people have access to high quality affordable homes that meet their needs across their lifetime.	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	<ul style="list-style-type: none"> Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?

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	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
			<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	<ul style="list-style-type: none"> Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers? Support provision of accommodation to meet specific needs?
SA 10	Enhance the quality, range and accessibility of social and community services and facilities to promote social inclusion particularly amongst those most at risk of experiencing discrimination, poverty and social exclusion.	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? Maximise opportunities for access to existing or proposed social and community facilities and services? 	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops Minimise the distance people need to travel to access education facilities? Minimise the distance people need to travel to access leisure and cultural facilities? 	<ul style="list-style-type: none"> Contribute towards promoting community cohesion? Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups? Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?
SA 11	Enhance the quality, range and accessibility of economic opportunities for all communities.	<ul style="list-style-type: none"> Contribute to regeneration activities? Enhance and diversify economic opportunities with the district? 	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? Be in a location with high quality digital infrastructure? 	<ul style="list-style-type: none"> Contribute towards economic opportunities for local residents? Improve digital infrastructure provision?
SA 12	Reduce the need to travel by car and promote active travel and public transport infrastructure.	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? Benefit from access to active travel infrastructure for practical and social activities? 	<ul style="list-style-type: none"> Support the provision of infrastructure for public transport? Support the provision of infrastructure for active travel?

	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
SA 13	Strengthen, modernise and diversify the local economy and promote opportunities for growth of indigenous companies as well as encouraging sustainable inward investment.	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies? Encourage sustainable tourism? 	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	<ul style="list-style-type: none"> Support jobs in high knowledge or skill sectors? Facilitate retention or expansion of existing businesses? Retain or create rural or tourism employment opportunities? Assist in increasing the viability of the agricultural economy?
SA 14	Support the successful response of town, local and village retail centres to changing shopping and social trends.	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	<ul style="list-style-type: none"> Promote enhancement of town centres? Support the retention or creation of local scale retail or social facilities?
SA 15	Promote high quality design and placemaking that enables attractive, safe and resilient communities.	<ul style="list-style-type: none"> Strengthen a local sense of place? Retain the character of existing settlements? 	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	<ul style="list-style-type: none"> Contribute to the construction of well designed and sustainably constructed buildings and places? Promote innovation whilst respecting local character and context? Facilitate enhancement of the public realm? Minimise opportunities for crime and help reduce the fear of crime?
SA 16	Conserve, sustain and enhance designated and non-designated heritage assets and their setting(s).	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of 	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	<ul style="list-style-type: none"> Promote the conservation or enhancement of heritage assets and their settings?

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	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
		archaeological value throughout the district?		

Devising a scoring matrix

- 3.266** A scoring system/matrix has been devised in order to score how each option performs against the appropriate decision aiding questions.
- 3.267** Each option will be assessed against the following classification of the potential effect as appropriate for each objective (see the below table). The scoring matrix will be used to judge each item in the SA Framework to assess the relative performance of each option. This is refined to consider the level of significance of the impact either positively or negatively. A neutral category is included where there may no clear relationship, the outcome is uncertain or it may depend on details on delivery or implementation mechanisms unknown at the time of assessment.
- 3.268** The supporting commentary to each assessment will consider whether any identified impact is likely to be long or short term and permanent or temporary.

Table 22 Scoring matrix

Score	Effect of the approach
++	Contributes significantly to the achievement of the objective
+	Contributes to the achievement of the objective
N	No clear relationship to achieving the objective, the outcome is uncertain or the outcome may depend on delivery specific factors
	The objective is not relevant to the proposal
-	Detracts from achievement of the objective
--	Significantly detracts from achievement of the objective

- 3.269** The proposed scoring system/matrix consists of a mixture of qualitative and quantitative measures. The quantitative measures are shown below, these measurable criteria will assist with scoring various accessibility related decision aiding questions relating to the sustainability of individual sites. All distances will be measured from the centre point of the site and then by the most appropriate mode of travel to the destination or feature.

Table 23 Site decision aiding questions supporting criteria

SA Objective	Site appraisal decision aiding question	Assessment indicators	Scoring matrix
SA1	Promote provision and use of low and zero carbon technologies?	The scheme is for renewable energy generation or a large site with renewable energy provision that is proposed to meet the majority of the needs of the development.	++
		Clear renewable energy provision/ building standards to contribute to meeting the site's needs/ significantly enhanced building standards; or The site is proposed solely for biodiversity net gain opportunities.	+
		Build to building regulations at the time of development.	N
		Not contain, and be at least 200m from an air quality management area?	Beyond 200m of an AQMA
		Within 200m of an AQMA	-
		Within an AQMA	--
		Support the circular economy through the reuse and recycling of existing land, buildings or materials?	The site has significant existing structures with potential for recycling and reuse on site. Change of use of existing building
		The site has some existing structures with potential for recycling and reuse on site. Change of use or retention of existing building with some redevelopment	+
		There are no existing structures	-
	SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	The scheme is for entirely biodiversity net gain, flood mitigation, open space or renewable energy generation Or there is no fluvial flood risk with climate change

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SA Objective	Site appraisal decision aiding question Will allocation of the site:	Assessment indicators	Scoring matrix
		There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) which is not more than 20% of the site area	+
		Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is greater than 20% and not more than 50% of the site area	-
		Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is greater than 50% of the site area	--
SA3	Be served by existing waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	More than 10% of the flow permit for the water recycling centre catchment is remaining after existing committed growth is taken into account.	+
		Development in this location may require an increase in the water recycling centre catchment flow permit and/or upgrades to the treatment process to accommodate further growth.	-
		The water recycling centre catchment has significant constraints in providing upgrades to the WRC to accommodate future growth. or The site is a new settlement and will most likely require a new water recycling centre to serve the population.	--
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	100% of the site in flood zone 1 and none or minimal recorded risk of surface water flooding; or Proposal is for water compatible development	++
		50-99% of the site in flood zone 1 and none or minimal risk of surface water; or 100% of the site in flood zone 1 but with significant risk of surface water flooding	+

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SA Objective	Site appraisal decision aiding question Will allocation of the site:	Assessment indicators	Scoring matrix
		50-99% of the site in Flood zone 1 with significant risk of surface water flooding <50% of the site flood zone 1, mainly flood zone 2 irrespective of surface water flood risk	-
		<50% of the site flood zone 1, mainly flood zone 3 irrespective of surface water flood risk	--
SA4	Prioritise development of previously developed land?	>60% of the site is previously developed land	++
		1-59% of the site is previously developed land	+
		The site is proposed solely for biodiversity net gain opportunities	N
		The site is technically classified at greenfield but includes substantial built structures such as agricultural barns	-
		The site is wholly greenfield land with no existing structures	--
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	The site is classified as urban or non-agricultural land	++
		The site is grades 4 and/or 5	+
		The site is grade 1 but the proposed uses are for greenspace, biodiversity net gain or flood mitigation	N
		The site is predominantly grade 3	-
		The site is predominantly grade 2	--
SA5	Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?	The site meets at least 3 of the following: <ul style="list-style-type: none"> • is within 1 km of a 10 ha area of natural green space • is within 300 m of a 2 ha natural green space 	++

3 Stage A - The Scoping Process

SA Objective	Site appraisal decision aiding question Will allocation of the site:	Assessment indicators	Scoring matrix
	Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	<ul style="list-style-type: none"> • is within 200 m of a 0.5 ha area of greenspace • has direct opportunities to link to the strategic green or blue infrastructure network <p>the site has capacity for 200 or more new homes or 1,000 sqm or more of non-residential built development with natural green space included within the site</p>	
<p>The site meets 1 of the above criteria</p> <ul style="list-style-type: none"> • is within 1 km of a 10 ha area of natural green space • is within 300 m of a 2 ha natural green space • is within 200 m of a 0.5 ha area of greenspace 		+	
<p>The site meets none of the above criteria but has some capacity for linkages to the existing strategic green or blue infrastructure network</p>		-	
<p>The site meets none of the above criteria and has no/ very limited capacity for linkages to the existing strategic green or blue infrastructure network</p>		--	
SA6	Impact on a designated site of biodiversity or geodiversity significance?	<p>The site meets all of the following:</p> <ul style="list-style-type: none"> • is more than 2 kms from a Ramsar, Special Area of Conservation or Special Protection Area • is more than 1 km from a Site of Special Scientific Interest • is more than 200 m from a County Wildlife Site • is more than 200 m from a Local Geological Site 	++
<p>The site meets at least 2 of the following:</p> <ul style="list-style-type: none"> • is more than 2 kms from a Ramsar, Special Area of Conservation or Special Protection Area • is more than 1 km from a Site of Special Scientific Interest • is more than 200 m from a County Wildlife Site • is more than 200 m from a Local Geological Site 		+	

Stage A - The Scoping Process 3

SA Objective	Site appraisal decision aiding question Will allocation of the site:	Assessment indicators	Scoring matrix
		The site meets at least 3 of the following: <ul style="list-style-type: none"> • contains or is within 2 kms of a Ramsar, Special Area of Conservation or Special Protection Area • contains or is within 1 km from a Site of Special Scientific Interest • contains or is within 200 m from a County Wildlife Site • contains or is within 200 m from a Local Geological Site 	--
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	The site is located within one of Natural Cambridgeshire's Priority Landscapes and has potential to contribute to improvements strategically in habitat connectivity.	+
		The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.	-
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	The scale and/ or location of the site: <ul style="list-style-type: none"> • relate well to the existing settlement; • the amount of development would contribute to protecting the form and character of the surrounding townscape and landscape; • the density is similar to or slightly higher than surrounding properties. 	++
		The scale and/ or location of the site: <ul style="list-style-type: none"> • relate well to the existing settlement; • the amount of development would contribute to protecting the form and character of the surrounding townscape and landscape; • the proposed density would not make efficient use of land. 	+
		The scale and/ or location of the site: <ul style="list-style-type: none"> • do not relate well to the existing settlement; • the proposed density would make efficient use of land. 	-
		The scale and/ or location of the site: <ul style="list-style-type: none"> • do not relate well to the existing settlement; 	--

3 Stage A - The Scoping Process

SA Objective	Site appraisal decision aiding question	Assessment indicators	Scoring matrix
	Will allocation of the site:		
		<ul style="list-style-type: none"> would not contribute to protecting the form and character of the surrounding townscape and landscape or could result in coalescence with another settlement(s); the density would not make efficient use of land. 	
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution	+
		For residential proposals, the site is located near to the strategic transport network or near to a major employment site. For non-residential proposals, the site is close to major sources of pollution and/or is of a scale likely to cause substantial pollution	-
		The proposal could undermine the Dark Sky Discovery Sites designated at the Great Fen	--
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size?	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures, or The site is suitable to meet specialist needs of identified groups, or The site is 1 ha or less and contributes to the government's aspiration to promote sites suitable for SME builders	++
		The site will contribute to meeting the housing needs of the district	+
		The site is for non-residential uses	N
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	The site is within 5 kms of a town centre	++
		The site is within 800 m of a local convenience shop or 2.5 kms of a freestanding supermarket	+
		The site is proposed solely for biodiversity net gain or renewable energy opportunities	N

Stage A - The Scoping Process 3

SA Objective	Site appraisal decision aiding question	Assessment indicators	Scoring matrix
	<p>Will allocation of the site:</p> <p>Minimise the distance people need to travel to education facilities?</p>	<p>The site is more than 800 m from a local convenience shop or 2.5 kms from a freestanding supermarket</p>	-
		<p>The site meets at least 1 of the following:</p> <ul style="list-style-type: none"> • is within 800 m of a town based primary school • is within 800 m of a village primary school • the site has capacity for at least 1,000 dwellings and will include a primary school 	++
		<p>The site does not meet the criteria above but is either within 1.5 kms of a town based primary school or is in a village containing a primary school</p>	+
		<p>The site is either for non-residential use or for residential accommodation specifically targeted at older people.</p>	N
		<p>The site is beyond 1.5 kms of a town based primary school; or</p> <p>Is in a village which does not have a primary school and is of insufficient capacity to provide a school on site.</p>	--
	<p>Minimise the distance people need to travel to leisure and cultural facilities?</p>	<p>The site meets at least 5 of the following, is within 800 m of:</p> <ul style="list-style-type: none"> • public hall/ meeting place • pub • place of worship • museum • library • cinema • sports centre • playing fields • the site has capacity for at least 1,000 dwellings and will include new leisure and/ or cultural facilities 	++

3 Stage A - The Scoping Process

SA Objective	Site appraisal decision aiding question Will allocation of the site:	Assessment indicators	Scoring matrix
		The proposal provides additional leisure and /or cultural facilities.	
		The site meets at least 3 of the following, is within 800 m of: <ul style="list-style-type: none"> • public hall/ meeting place • pub • place of worship • museum • library • cinema • sports centre • playing fields 	+
		The site meets at least 1 of the following, is within 800 m of: <ul style="list-style-type: none"> • public hall/ meeting place • pub • place of worship • museum • library • cinema • sports centre • playing fields Or The site is proposed solely for biodiversity net gain or renewable energy opportunities	N
		The site is beyond 800 m of all the following: <ul style="list-style-type: none"> • public hall/ meeting place 	-

Stage A - The Scoping Process 3

SA Objective	Site appraisal decision aiding question Will allocation of the site:	Assessment indicators	Scoring matrix
		<ul style="list-style-type: none"> • pub • place of worship • museum • library • cinema • sports centre • playing fields 	
SA11	Facilitate access to a range of employment opportunities?	The site is within 1.5 kms of multiple concentrations of employment (eg town centre, industrial estate, secondary school) or the site itself will provide over 5 ha of employment land.	++
		The site meets at least 1 of the following: <ul style="list-style-type: none"> • is within 5 kms of multiple concentrations of employment • is within 1.5 kms of a range of employment sources Will provide over 2 ha of employment	+
		The site is proposed solely for renewable energy opportunities, biodiversity net gain or open space uses	N
		The site meets at least 2 of the following: <ul style="list-style-type: none"> • is more than 5 kms from multiple concentrations of employment • is more than 1.5 kms from a range of employment sources Will not provide at least 2 ha of employment	-
		The site meets all of the following:	--

3 Stage A - The Scoping Process

SA Objective	Site appraisal decision aiding question	Assessment indicators	Scoring matrix
	Will allocation of the site:		
		<ul style="list-style-type: none"> is more than 5 kms from multiple concentrations of employment is more than 1.5 kms from a range of employment sources <p>Will not provide at least 2 ha of employment</p>	
	Be in a location with high quality digital infrastructure?	Ultrafast broadband is available in the vicinity	++
		Superfast broadband is available in the vicinity	+
		The site is proposed solely for biodiversity net gain opportunities	N
		Standard or no broadband is available in the vicinity	-
SA12	Benefit from access to public transport infrastructure?	The site is within 5 kms of a railway station and 800 m of a bus service rated B- or higher on the Place Based Carbon Calculator (approximately every 20 minutes Mon-Sat)	++
		The site is within 800 m of a bus service rated D+ or higher on the Place Based Carbon Calculator (approximately hourly Mon-Sat)	+
		The site is within 800 m of a bus service rated F+ or higher on the Place Based Carbon Calculator (approximately 3 per day Mon-Fri)	-
		The site is within 800 m of a bus service rated F or lower on the Place Based Carbon Calculator (approximately 1 per day Mon-Fri) or is beyond 800 m of any bus service	--
	Benefit from access to active travel infrastructure for practical and social activities?	<p>A pavement adjoins the site frontage or is immediately across the road from the site; or</p> <p>A footpath along the site frontage will need to be created to join the site with a nearby footpath; or</p> <p>There is a public right of way/ segregated cycleway within the site.</p>	++

Stage A - The Scoping Process 3

SA Objective	Site appraisal decision aiding question Will allocation of the site:	Assessment indicators	Scoring matrix
		The site is within 500 m of a public right of way and/ or segregated cycleway	+
		The site is within 1 km of a public right of way and/ or segregated cycleway	-
		The site is more than 1 km of a public right of way and/ or segregated cycleway	--
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location?	The proposal includes high job density employment use(s) such as offices, or Facilitate the expansion of an existing business(es)	++
		The proposal would support new low job density employment use(s) such as logistics or industrial uses, or Facilitate the retention of an existing business(es), or Supports the retention of existing tourism facilities or services appropriate to the location	+
		The proposal does not include employment, commercial or tourism uses	N
		The proposal would result in the loss of employment, commercial or tourism facilities and services	-
SA14	Reinforce the role of town, local and village centres in serving their communities?	The proposal supports provision of additional retail or social facilities within an existing town, local or village centre	++
		The proposal is for the retention, modernisation or expansion of an existing retail or social facility	+
		The proposal does not include retail or social uses so does not apply.	N
		The proposal would result in the loss of retail or social facilities within an existing town, local or village centre	-

3 Stage A - The Scoping Process

SA Objective	Site appraisal decision aiding question	Assessment indicators	Scoring matrix
	Will allocation of the site:		
SA15	Provide high quality development sensitive to the character of the local environment?	The proposal includes the redevelopment of a site that is previously developed and derelict, or	++
	Promote sustainable design solutions?	Where there is a known issue, the proposal offers opportunities to address crime and /or anti-social behaviour issues.	
	Provide opportunities to incorporate crime reduction measures?		
		The site is located such that it can be effectively masterplanned to become part of the existing place and community.	-
		The site is located such that it could not be effectively integrated with the existing community.	-
SA16	Impact on any heritage assets or their settings?	There are no designated heritage assets within the site or in the immediate vicinity of the site	++
		The proposal could enhance a heritage asset where there is currently a negative impact	+
		There are designated heritage assets that could be adversely impacted by the development	-

3.270 The inclusion of a commentary for each decision aiding question will enable factors considered in the decision making process to be identified. The answers are not intended to be added up to a score, but instead the options should be compared on an objective by objective basis. This will mean that the overall summary and conclusions will be influenced by the number of positive and negative assessments identified but will be of a qualitative rather than quantitative nature.

A5: Consulting on the scope of the SA

3.271 The purpose of this task is to ensure that the SA covers the likely significant environmental effects of the plan and to ensure that the SA process is and will be robust and suitably comprehensive in order to support production of the plan.

How was this task achieved?

Comments on the Draft Scoping Report and Council's response to these

- 3.272** Consultation is an important part of producing the Local Plan and the Council is committed to engaging during the process in ways that give people opportunities to get involved. Details of how the Council intends to engage during the production of the Local Plan can be found in the [Statement of Community Involvement](#), which is available on the Council's website.
- 3.273** The council is required to consult on the scope of the SA with the following three bodies:
- Environment Agency
 - Historic England
 - Natural England
- 3.274** Consultation with environmental bodies ran between 20 October and 30 November 2022.
- 3.275** Comments on a draft of the scoping report were received from all three environmental bodies. Their comments have been compiled into a table alongside the Council's response to them highlighting where amendments have been made to this report. This table can be found in Appendix 2 of the SA.
- 3.276** Following this, the scoping report was made available for anyone to make comments between 1 February and 15 March 2023. This was so that the scoping report is as robust as possible and to promote participation in production of the new Huntingdonshire Local Plan. Comments received can be viewed on our [consultation portal](#), a summary of these comments and the changes made to the report are provided in the Statement of Consultation. In total, 91 comments were made by 18 persons/organisations.

Final Scoping Report

- 3.277** Stage A was completed with the publication of the [final scoping report](#).

4 Stage B - Develop options and appraise effects

4 Stage B - Develop options and appraise effects

B:	Develop options and appraise effects.	The purpose of this stage is to appraise the plan objectives, options and preferred options/policies, to propose measures for alleviating adverse effects and maximising benefits and to propose indicators for monitoring the plan's sustainability.
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4.1 The main benefits of stage B come from integrating the SA process into plan preparation and completing the appraisals at an early stage so that the findings can inform and shape the way that all parts of the plan evolve in a meaningful way.

4.2 This stage consists of 6 tasks:

- B1: Testing the plan objectives against the SA framework
- B2: Developing plan options
- B3: Predicting the effects of the plan and alternatives
- B4: Evaluating the effects of the plan and alternatives
- B5: Considering ways of mitigating adverse effects and maximising beneficial effects
- B6: Proposing measures to monitor the significant effects of implementing the plan

4.3 At the Further Issues and Options stage (Autumn 2024), stage B1 is not yet complete as we are consulting on options for the objectives of the Local Plan Update. This task is where we identify potential synergies or inconsistencies between the objectives of the Local Plan, referred to as Spatial Objectives and the SA Objectives established in Stage A.

4.4 Also, reflecting the iterative and interconnections between tasks B2, B3, B4 and B5, these have been undertaken together under 'B2 to B5: Developing and appraising plan options' section. These tasks are where

we develop and refine options for the development strategy, policies and site allocations for the Local Plan. It is also where we predict the significant effects of the plan and alternatives, whether they are economic, social or environmental; it is where we evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan. Finally, it is to ensure that adverse effects are identified and potential mitigation measures are considered.

4.5 At the end of this stage is task B6 which is where we will propose how to measure and monitor the significant effects of implementing the Local Plan Update by ensuring that adverse effects are identified and potential mitigation measures are considered. This stage will be completed after the Further Issues and Options stage.

B1: Testing the plan objectives against the SA framework

4.6 The options for the objectives of the Local Plan Update have been appraised in the 'Development Strategy' section. Once a preferred set of options have been consulted upon, the final list of objectives will be set out here.

B2 to B5: Developing and appraising plan options

4.7 The following subsections demonstrate how the options for the Local Plan Update have been appraised. These options are split into the three sections of the SA Framework (strategy, sites and policies):

- **Development Strategy** - this consists of the options put forward in the Further Issues and Options Paper 2024 address the strategic issues for the Local Plan Update and how the development strategy may be shaped.
- **Sites** - this consists a summary of the outcome of the site assessments and which may be appropriate allocations in the Local Plan Update. The appraisal for sites can be found within the appendices to the main SA report. The outcomes of the site appraisals were fed back into the Land Availability Assessment to conclude

whether sites were potentially suitable for further exploration or not and an indicative capacity undertaken or not.

- **Development Management Policies** - this section appraises development management policies against the policies section of the SA framework, policies have not been included in the Further Issues and options stage this section but will be included at a later stage.

Development Strategy

4.8 The Further Issues and Options Paper 2024 sets out options and further questions for a series of issues that are key to the future planning of Huntingdonshire. The issues covered are:

- The Local Plan Vision and Objectives
- Settlement Hierarchy for Huntingdonshire
- Approach to Employment and Economy
- Housing Figures and Requirement
- Achieving well-designed and beautiful places (note no options have been put forward at this stage but the FI&O Paper includes an additional question)
- Growth Strategy Options
- Green and Blue Infrastructure
- The Approach to Climate Change
- Tackling Flooding and Water
- Housing Tenures and Housing Mix
- Transport and Connectivity

4.9 Each of these issues have a series of options and questions. The options put forward within the consultation material have gone through SA to assess how each potential option performs against the strategic options developed in our Table 21 'SA framework ' (see Table 20 of the SA Scoping Report). Each of these options will be scored using the following scoring matrix:

Table 24 Scoring matrix

Score	Effect of the approach
++	Contributes significantly to the achievement of the objective
+	Contributes to the achievement of the objective
N	No clear relationship to achieving the objective, the outcome is uncertain or the outcome may depend on delivery specific factors
	The objective is not relevant to the proposal
-	Detracts from achievement of the objective
--	Significantly detracts from achievement of the objective

- 4.10 Each set of options will include a box setting out the options put forward so that they can be read alongside the SA of them.
- 4.11 Not all objectives are directly relevant to each option. Where there are objectives not relevant to options, the objective(s) have been removed from the appraisal of those options. This is make the tables more manageable and reduce any repetition.

4 Stage B - Develop options and appraise effects

The Local Plan Vision and Objectives

The Local Plan Vision

Option - The Vision

Should we...

(Please pick one option.)

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

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

Option B: Have a Vision of a better future achieved through ambitious climate action and a just transition⁽³⁵⁾ towards more social and economic equity.

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

Option C: Retain the current Vision with minor amendments:

By 2046 Huntingdonshire's physical environment will support the health and wellbeing of all its residents, by:

Supporting a diverse and thriving economy	Providing sufficient infrastructure to support vibrant, inclusive communities	Accelerating our climate change response actions	Meeting our changing population's needs	Protecting and enhancing our landscape and heritage
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Option D: Have a Vision describing how Huntingdonshire intends to evolve focused on the three strands of economic, social and environmental sustainability:

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

Option E: Consider an alternative Vision.

Please let us know what it should be.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	+	+	Overall, all options perform positively but Option B performs the most positively in maximising actions towards reducing greenhouse gas emissions and enhancements to green infrastructure networks.
		This option would have an emphasis on environmental innovation and working towards a zero carbon future including renewable energy production balanced with other local priorities.	This option would maximise our efforts towards reducing greenhouse gas emissions seeking to exceed nationally set targets through ambitious climate action.	The amendments to the current vision would incorporate accelerating our climate change response however it is still not the primary focus of the option.	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute towards reducing greenhouse gas emissions but is not its primary focus.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	++	+	+	
		Huntingdonshire Futures has a strong emphasis on environmental improvements and nature based infrastructure which would facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants.	The expectation of enabling lasting benefits for nature and climate through this option would strongly support the enhancements of green infrastructure networks contributing to this objective.	The option only places minor emphasis on enhancements of green infrastructure.	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute promoting enhancements to green infrastructure networks but is not its primary focus.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	++	+	++	All options perform positively against this objective. Option B most positively with its more direct focus on planning for benefits for nature and climate.
	This options seeks to create resilient urban and natural environments which would contribute to adapting to the impacts of climate change.	This option's primary focus is on decisions about land and use planning enabling lasting benefits for nature and climate which would shape where development would be concentrated.	This option incorporates an accelerated actions in response to climate change which would likely include focusing development in locations that are more resilient to the impacts of climate change.	This option includes supporting sustainable living and a high quality of life which would involve placing development in places in locations that are more resilient to the impacts of climate change in order to achieve this.		
SA2	Support habitats in adjusting to the impacts of the climate emergency?	++	++	+	+	All options perform positively against this objective. Option B most positively with its more direct focus on planning for benefits for nature and climate.
	Huntingdonshire Futures has a strong emphasis on environmental improvements and nature based infrastructure which would support habitats.	The expectation of enabling lasting benefits for nature and climate through this option would strongly support habitats	The option only places minor emphasis on supporting habitats.	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute promoting enhancements to the natural environment and also habitats but this is not its primary focus.		

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA3	Maintain and where possible improve the quality and availability of water resources?	++	++	+	+	Again, all options perform positively and work towards meeting this objective. Overall, Option B performs marginally more positively than the other three options.
		A key part of Huntingdonshire Futures is environmental innovation, to achieve this sustainable drainage solutions are highlighted as an mechanism to reduce the risk of flooding and enhance water quality.	This option includes ambitious climate action which will include an emphasis on Huntingdonshire being an area of water stress and actions to address this.	Within this option, sufficient infrastructure for communities is highlighted but there is no mention of natural environment which may impact how well this option achieves this objective.	In order to support sustainable living, there will need to be a reduction in the demands on water to achieve this. This option looks at the three strands of sustainability so can tackle water consumption from each of these perspectives.	
	Minimise the risk of flooding from all sources?	+	++	+	++	
		Within this option, Huntingdonshire Futures places an emphasis on environmental innovation and sustainable drainage solutions to reduce the risk of flooding and enhance water quality.	This option seeks enabling lasting benefits for nature and climate which would necessitate high quality flood management.	This option would contribute towards minimising flood risk through accelerating our climate change response and protecting our landscape.	This option focuses on sustainable living and balancing this with landscape protection which would necessitate high quality flood management.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	+	++	+	++	Options B and D perform the most positively against this option although all options do perform positively.
		This option is more likely to focus development towards existing communities which may increase the likelihood of previously developed land being used over greenfield land.	To achieve ambitious climate action and a just transition, this option would need to emphasise more concentrated development in towns where there is a greater likelihood of previously developed land being available.	This option is more likely to focus development towards existing communities which may increase the likelihood of previously developed land being used over greenfield land.	This option will focus on high quality growth promoting environmental, economic and social sustainability. All of which are more likely to emphasise more concentrated development in towns where there is a greater likelihood of previously developed land being available.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	+	+	+	
		This option is more likely to focus development towards existing communities which may minimise the use of higher grade agricultural land but this will be dependent on the location and scale of sites.	This option is more likely to be town based or new communities which may minimise the use of higher grade agricultural land but this will be dependent on the location and scale of sites.	This option is more likely to be town based or new communities which may minimise the use of higher grade agricultural land but this will be dependent on the location and scale of sites.	This option is more likely to be town based or new communities which may minimise the use of higher grade agricultural land but this will be dependent on the location and scale of sites.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	+	+	+	Options A and B perform most positively in achieving this objective.
	This option seeks to protect the local landscape and establish places where people can enjoy open and natural greenspace.	This option seeks to protect the local landscape and establish places where people can enjoy open and natural greenspace.	This option seeks to protect the local landscape and establish places where people can enjoy open and natural greenspace.	This option seeks to protect the local landscape and establish places where people can enjoy open and natural greenspace.		
SA5	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	++	+	+	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute to promoting enhancements to strategic green and blue infrastructure but this is not its primary focus.
	Huntingdonshire Futures has a strong emphasis on environmental improvements and nature based infrastructure which would support strategic green and blue infrastructure.	The expectation of enabling lasting benefits for nature and climate through this option would strongly support strategic green and blue infrastructure.	The option only places minor emphasis on supporting strategic green and blue infrastructure.			
SA6	Protect sites of designated biodiversity or geodiversity significance?	++	++	++	++	All options perform very positively against the first the first decision aiding question. Options A and B perform marginally
	This option seeks to protect the local landscape which would	This option seeks to protect the local landscape which would	This option seeks to protect the local landscape which would	This option seeks to protect the local landscape which would		

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		positively work towards protecting sites of designated biodiversity or geodiversity significance.	positively work towards protecting sites of designated biodiversity or geodiversity significance.	positively work towards protecting sites of designated biodiversity or geodiversity significance.	positively work towards protecting sites of designated biodiversity or geodiversity significance.	more positively overall as they have a slightly stronger emphasis on environmental action.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	++	++	+	+	
		Conserving the natural environment is an important element to this option as is environmental innovation utilising our natural assets.	The expectation of enabling lasting benefits for nature and climate through this option would promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance.	The option only places minor emphasis on opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance.	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute to opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance but this is not its primary focus.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	++	+	++	+	Options A and C perform most positively as they have a more direct focus on meeting this objective.
		The Huntingdonshire Futures Place Strategy places a strong focus on pride in place,	This option seeks enhancement of people's well-being and ensuring lasting	This option places a key focus on protecting and enhancing the districts' landscapes	This option focuses on a balanced response between environmental, economic and social	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Reinforce local distinctiveness and a sense of place?	reinforcing local character and celebrating our history.	benefits to nature and the climate as well as transition to a more sustainable economy. There is less emphasis on reinforcing and protecting local character and distinctiveness.	and heritage as well as supporting vibrant communities.	sustainability so local distinctiveness and character is not its primary focus.	
SA8	Promote actions to reduce contributions to air pollution?	+	+	+	+	Overall, all options perform positively towards this objective.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	This options places a focus on moving away from car usage and building up resilience within communities which will help to reduce levels of pollution.	This options places a focus on land use decisions enabling lasting benefits for nature and climate as well as the enhanced well-being of residents which would include lowering levels of pollution.	This option would contribute towards reducing levels of pollution across the district.	This option focuses on sustainable living and balancing this with landscape protection which would include lowering levels of pollution.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	++	+	++	All options perform positively with Options B and D performing more

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		The focus would be more on pride in place than growth and wider aspirations for homes that meet people's needs.	Would give a strong emphasis on sustainable location of new homes and meeting the needs of all sectors of the community so that none are left behind on the journey to net zero.	This would look to meet the needs of a changing population including the growth needs and would work with the environment to promote sustainability.	Would strongly emphasize the sustainability of growth and meeting the social and economic needs of the community.	so with their stronger emphasis on sustainable housing where they meet the needs of the community.
SA10	Support and enhance the more deprived areas of the district?	++	+	N	++	Options A and D perform most positively as they have stronger focus on community resilience and wellbeing of our communities.
		Would emphasise the need for community resilience and cohesion, local economic growth and easy access to healthy living choices for all which could significantly benefit more deprived areas.	Emphasis on a just transition would significantly assist more deprived areas by ensuring they are included in the benefits associated with responding to climate change.	Emphasis focuses more on how the physical environment contributes to the health and wellbeing of all residents without distinguishing between areas.	Social sustainability is one of the 3 core strands so this option would look to support the social wellbeing of residents which should enhance the conditions in more deprived areas of the district.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	+	++	+	
		Huntingdonshire Futures focuses strongly on community resilience which would include access to services and facilities.	This option would have limited influence in access to social and community facilities	The current vision places a strong emphasis on provision of infrastructure to support communities as a way of supporting	Social sustainability is one of the 3 core strands so this option would look to support access to social and community facilities	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
			and services other than by aspiring to promote equality of access.	residents' health and wellbeing to which access to social and community facilities and services contributes.	and services but not seek specifically to maximise this.	
SA11	Contribute to regeneration activities?	+	+	+	++	All options perform positively, Option D more so against the first question of this objective. For the second question, all options perform very positively.
		This approach would place a strong emphasis on creating places where businesses flourish which could support regeneration activities.	Regeneration would form part of the response to climate change and the need for a just transition through ensuring growth focuses on areas in need of regeneration.	This would seek to support a thriving diverse economy which could contribute to regeneration activities.	Emphasising economic sustainability should increase the focus on supporting regeneration over use of greenfield land for economic growth.	
	Enhance and diversify economic opportunities with the district?	++	++	++	++	
		This approach would place a strong emphasis on promoting a strong inclusive economy supported by significantly improved travel opportunities.	Securing a just transition would include enhancement and diversification of economic opportunities.	This would directly seek to support a thriving diverse economy	Emphasising economic sustainability should increase the focus on enhancing and diversifying economic opportunities.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	++	+	++	Options A, B and D perform very positively in supporting active travel and sustainable modal behaviours. Option C does as well but not as strongly.
		Travel transformed is key strand of Huntingdonshire Futures to promote alternatives to car travel.	Ambitious climate action would require substantial behavioural change for travel so development would strongly emphasise provision of active travel and public transport opportunities.	This approach looks to support infrastructure provision to meet communities' needs but does not specifically relate to active travel and public transport.	The emphasis on both environmental and social sustainability would work towards supporting this objective.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies? Encourage sustainable tourism?	++	+	+	+	Option A is most likely to support an investment and the local economy with its strong focus on promoting a strong inclusive economy and being a place where our businesses can flourish.
		This approach would place a strong emphasis on promoting a strong inclusive economy and being a place where our businesses can flourish.	Securing a just transition would include enhancement and diversification of economic opportunities but does not specifically focus on some elements of this objective.	This would seek to support a thriving diverse economy which would promote resilience and contribute to provision of land.	Emphasising economic sustainability should increase the focus on supporting resilience and retention of existing companies.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	++	+	+	+	Option A is most likely to support the modernisation of out town centres.
		Many strands of Huntingdonshire Futures would contribute to achieving this objective through aspects such as ensuring our high streets are the centre of cultural and social life in the district.	Aspirations for efficient buildings and enhanced active travel and public transport would contribute to modernising town centres.	Both supporting the economy and meeting the needs of our changing population could contribute towards modernisation of town centres.	Emphasising economic sustainability should assist in promoting successful town centres.	
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	+	+	++	+	Option C performs the most positively in directly meeting this objective.
		This option seeks to protect the local landscapes and support places that people take pride in. This will also be dependent on specific site proposals and the scale and location of growth.	This option places less emphasis on this over the well-being of residents, sustainable economy and enabling lasting benefits for nature and the climate. This will also be dependent on specific site proposals and the scale and location of growth.	The option places a strong emphasis on protecting and enhancing our landscape and heritage.	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute to strengthening a sense of place and retaining existing character but this is not its primary focus.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	++	N	++	+	Options A and C perform most positively in achieving this objective.
		The emphasis on pride in place would contribute to achieving this objective through enhancement and protection of archaeological and other heritage assets.	This option does not place any emphasis on this objective.	Working with our heritage is a direct strand of this option so would directly support the objective.	Promoting environmental sustainability would contribute towards this to a limited extent.	

The Local Plan Objectives

Option - The Objectives

Should we...

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

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

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

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

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

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

- 4.12 The objectives are wholly dependent on the Vision as their purpose is to shape its delivery therefore the options align with those above and do not yet merit separate sustainability appraisal.

4 Stage B - Develop options and appraise effects

Settlement Hierarchy for Huntingdonshire

4.13 Options A to D are assessed in the first table as these relate to the whole settlement hierarchy, while Options E to I have not been appraised as they represent individual elements of the potential hierarchy and multiple options can be selected and combined into the final Settlement Hierarchy.

Option - Settlement Hierarchy

Should we...

(You may pick multiple options)

Options A to D relate to the whole Settlement Hierarchy.

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

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

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

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

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

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

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

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

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

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

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

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	++	+	Generally, all options score positively in relation to this objective as each option serves to place growth based on the sustainability of the settlement. However, of these options, Options B and C perform the most positively.
		The existing strategy for development focuses 75% of its housing requirement to spatial planning areas due to their more comprehensive range of services and facilities and access to public and sustainable travel modes which helps to reduce carbon emissions. Retaining the existing SPA category and the settlements within it does not recognise if there are changes to the sustainability of the existing SPA settlements meaning they may not be as sustainable as others, this may not maximise opportunities to reduce carbon emissions.	The existing strategy for development focuses 75% of its housing requirement to spatial planning areas due to their more comprehensive range of services and facilities and access to public and sustainable travel modes. Amending the settlements within this category to those with the most sustainability now allows development to be focused to the most sustainable locations and maximise opportunities to reduce carbon emissions.	This approach could support a potentially finer grade categorisation allowing for decreasing scales of growth as settlements are less sustainable. This would mean that development is focused towards the more sustainable of settlements meaning that there are greater opportunities to reduce carbon emissions as people will not need to travel via private car to access key services such as shops, employment and education.	This approach would mean that development is focused towards the more sustainable of settlements meaning that there are greater opportunities to reduce carbon emissions as people will not need to travel via private car to access key services such as shops, employment and education.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	N	N	N	
		The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	N	N	N	For all options, the impact will depend on the location of the larger development schemes so their impact cannot be predetermined.
		The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	
	Support habitats in adjusting to the impacts of the climate emergency?	N	N	N	N	
		The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	
SA3	Maintain and where possible improve the quality and availability of water resources?	+	+	++	+	Overall, Option C performs the most positively but all options on balance perform fairly similarly against this objective.
		Concentrating development towards the more sustainable	Concentrating development towards the more sustainable	Spreading development across a greater number of settlements	Spreading development across a greater number of settlements could put less pressure	

Stage B - Develop options and appraise effects 4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		settlements may make use of existing infrastructure but could also cumulatively put pressure on water infrastructure and water quality.	settlements may make use of existing infrastructure but may cumulatively put pressure on water infrastructure and water quality.	in a preferred set of categories could put less pressure on water infrastructure and water quality.	on water infrastructure and water quality but may also locate development where there is limited capacity.	
	Minimise the risk of flooding from all sources?	-	-	+	+	
		Concentrating development towards the more sustainable settlements may result in a cumulative increase risk from flooding.	Concentrating development towards the more sustainable settlements may result in a cumulative increase risk from flooding.	Spreading development across a greater number of settlements in a preferred set of categories may mean that more land at a lower risk of flooding can be utilised.	Spreading development across a greater number of settlements may mean that more land at a lower risk of flooding can be utilised.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	+	++	+	+	All options have the potential to perform positively against this objective depending on what site specific opportunities are available within settlements to reuse previously developed
		Retaining the existing hierarchy and settlements within each category will likely still direct development to some of our larger and more sustainable settlements where densities can also be	Focusing development towards the more sustainable settlements which are also likely to be larger provides greater opportunities for the reuse of previously developed land.	Spreading development across a greater number of settlements may provide some modest opportunities for reuse of previously developed land.	Spreading development across a greater number of settlements may provide some modest opportunities for reuse of previously developed land.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		higher. The option may not direct it to the currently most sustainable which may not maximise opportunities to reuse previously developed land.				land. Option B comes out the most positive on balance.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	++	++	++	
		The impact will depend on the location and scale of development schemes but directing growth to these settlements may reduce demand on land as densities can be higher reducing the pressure on higher quality agricultural land. Although retaining the settlements in the category would not realise opportunities in now more sustainable settlements.	The impact will depend on the location and scale of development schemes but directing growth to these settlements may enable opportunities to deliver development at higher densities which can reduce the pressure on higher quality agricultural land.	This option may enable a variety of densities including maximising densities in the more sustainable settlements.	The impact will depend on the location and scale of development schemes but this option could direct growth to settlements that could accommodate denser forms of development.	

Stage B - Develop options and appraise effects 4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	++	-	-	Overall, Option B performs most positively.
		This option will likely still direct development to some of our more sustainable settlements that have good accessibility to open and natural greenspace but may not direct growth to the currently most sustainable which may not maximise opportunities to locate development near to open and natural greenspace.	Focusing development towards the more sustainable settlements means developments are also more likely to be located in good proximity to accessible open and natural greenspace.	This option could spread development across the district and towards settlements with varying levels of accessibility to open and natural greenspace.	This option could spread development across the district and towards settlements with varying levels of accessibility to open and natural greenspace.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	N	N	
		This option can support and enhance connectivity to existing green infrastructure areas located within and nearby to the	This option can support and enhance connectivity to existing green infrastructure areas located within and nearby to the updated SPAs and larger settlements but	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined but it could support green and blue infrastructure across the district.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined but it could support green and blue infrastructure across the district.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		current SPAs and larger settlements but may not support those in other parts of the district.	may not support those in other parts of the district.			
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	N	N	N	For all options, the impact will depend on the location of the larger development schemes so their impact cannot be predetermined.
		The impact will depend on the location and scale of development schemes so their impact cannot be predetermined.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined.	
SA6	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	N	N	N	
		This option can support the recovery and enhancements of designated nature sites located within and nearby to the current SPAs and larger settlements but may not support those in other parts of the district.	This option can support the recovery and enhancements of designated nature sites located within and nearby to the updated SPAs and larger settlements but may not support those in other parts of the district.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined but it could support the recovery and enhancements of designated nature sites across the district.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined but it could support the recovery and enhancements of designated nature sites across the district.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place?	-	-	+	+	Options C and D have the potential to perform more favourably as development could be more spread across the various settlements in Huntingdonshire enabling the framework for development of a scale proportionate to the sustainability and character of the area.
		The existing strategy for development focuses the majority of development to the most sustainable locations meaning that there may be greater cumulative impacts of development on the character of the more sustainable settlements. Also, larger developments may be focused more so to these area which could have a greater impact although could be masterplanned more comprehensively to mitigate this.	The existing strategy for development focuses the majority of development to the most sustainable locations meaning that there may be greater cumulative impacts of development on the character of the more sustainable settlements. Also, larger developments may be focused more so to these area which could have a greater impact although could be masterplanned more comprehensively to mitigate this.	This option could support a potentially finer grade categorisation allowing for decreasing scales of growth as settlements are less sustainable but still and potentially result in development being more spread out across various settlements across the district. This scale of growth could have greater opportunities for proportionate growth to support communities and services and also reinforce local character.	This option could support a potentially finer grade categorisation allowing for decreasing scales of growth as settlements are less sustainable but still and potentially result in development being more spread out across various settlements across the district. This scale of growth could have greater opportunities for proportionate growth to support communities and services and also reinforce local character.	
SA8	Promote actions to reduce contributions to air pollution?	-	-	+	+	Options C and D have the potential to perform more favourably as development could be
		The existing strategy for development focuses the majority of	Retaining the existing categorises and therefore focusing the	This option could support a potentially finer grade	This option could support a potentially finer grade	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	development to the most sustainable locations meaning there may be increased risk from pollution by virtue of cumulative development.	majority of development to the settlements within the top of the hierarchy means there may be increased risk from pollution by virtue of cumulative development.	categorisation allowing for decreasing scales of growth as settlements are less sustainable but still and potentially result in development being more spread out across various settlements across the district which could minimise pollution in concentrated areas.	categorisation allowing for decreasing scales of growth as settlements are less sustainable but still and potentially result in development being more spread out across various settlements across the district which could minimise pollution in concentrated areas.	more spread across the various settlements in Huntingdonshire.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	++	++	-	Options B ad C perform best as they allow for consideration and categorisation of towns and villages as they are currently.
		The existing strategy for development focuses the majority of development to the most sustainable locations but some settlements may be in more or less sustainable now than when previously categorised.	Retaining the categories with updated settlements would allow for acknowledgement of changed sustainability levels since the previous categorisation was established. Focusing growth in the most sustainable locations would meet the majority of the community's needs.	This option could support a potentially finer grade categorisation allowing for decreasing scales of growth as settlements are less sustainable but still offering some support to smaller communities to prevent them from fossilising.	This would mean that satellite settlements in close proximity to larger ones could be in lower categories if based solely on their own services and sustainability pushing growth away from relatively sustainable locations.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA10	Support and enhance the more deprived areas of the district?	N	N	+	+	On balance all options perform relatively equally on this objective, although option B would best promote access to existing social and community facilities and services.
		The existing categorisation focuses the majority of growth into the SPA areas which contain most of the urban concentrations of deprivation, however, this approach would do very little to support areas of rural deprivation.	Retaining the existing categorisation, even updated, would focus the majority of growth into the SPA areas which contain most of the urban concentrations of deprivation, however, this approach would do very little to support areas of rural deprivation.	Strictly reflecting the current sustainability of settlements would help to recognise those that are least sustainable and may facilitate enhancement of areas of rural deprivation, however, it would contribute little towards tackling urban deprivation as this occurs in specific pockets within towns rather than the entire town.	This option would reflect the current sustainability of settlements which would help to recognise those that are least sustainable and may facilitate enhancement of areas of rural deprivation, however, it would contribute little towards tackling urban deprivation as this occurs in specific pockets within towns rather than the entire town	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	+	++	+	+	
		The existing strategy for development focuses the majority of development to spatial planning areas due to their more	The existing strategy for development focuses the majority of development to spatial planning areas due to their more	This approach would mean that development is focused towards the more sustainable of settlements meaning that there are greater	This approach would mean that development is focused towards the more sustainable of settlements meaning that there are greater	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		comprehensive range of social and community facilities. Retaining the existing SPA areas would likely result in the majority of development being focused to these areas again where there is still the greatest range of services. However, this approach does not recognise if there are changes to the sustainability of the existing SPA settlements meaning they may not be as sustainable as others.	comprehensive range of social and community facilities. Retaining the existing SPA areas would likely result in the majority of development being focused to these areas again where there is still the greatest range of services meaning less carbon impact. Amending the settlements within this category to those with the most sustainability now allows development to be focused to the most sustainable locations.	opportunities for people to access social and community facilities.	opportunities for people to access social and community facilities.	
SA11	Contribute to regeneration activities?	N	N	N	N	Option C offers the best potential for a positive approach to this objective through allowing a full refresh based on current sustainability of settlements assessment
		Objective not directly relevant to this option.	Objective not directly relevant to this option.	Objective not directly relevant to this option.	Objective not directly relevant to this option.	
	Enhance and diversify economic opportunities with the district?	+	+	++	-	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		Retaining the existing hierarchy with the same settlements within each category will provide continuity for those looking to invest in Huntingdonshire but may limit diversification opportunities.	Retaining the existing hierarchy but updating the settlements within each category will continue to focus development including economic opportunities in the more sustainable settlements across the district, this may reduce diversification opportunities across the rest of the district.	The option would allow for a comprehensive refresh of the settlement hierarchy which may enhance and diversify economic opportunities as the considerations include availability of the workforce in proximity to a location which may assist businesses looking to set up or expand.	This option could limit recognition of available workforce and economic networking and supply chain benefits that may arise from recognition of SAPs.	which includes identification of business and workforce clusters.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	+	+	+	All options have some prospect of contributing positively to this objective in differing ways.
		This option places most sustainable locations in higher categories with public transport being one of the determining factors. However, it would not reflect any recent changes to service levels or provision of additional or upgraded active travel infrastructure.	This option places most sustainable locations in higher categories with public transport being one of the determining factors and would reflect current provision, however, it is not the sole determining factor in the sustainability of settlements assessment so other	This option could clearly reflect current public transport provision but this is not the sole determining factor in the sustainability of settlements assessment so other factors considered could skew the outcome.	Removing the SPA category could detrimentally impact on consideration of the role of active travel routes in providing links. Otherwise grouping settlements on their merits could facilitate recognition of public transport opportunities.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
			factors considered could skew the outcome.			
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	+	+	++	-	A full revision of the settlement hierarchy is most likely to support the local economy by reflecting the current situation and facilitating new categorisation of all towns and villages as well as the countryside.
		The settlement hierarchy helps to direct business investment to more sustainable locations and this option should assist with retention of existing businesses by providing continuity of approach.	Updating the settlements in the current categories could allow inclusion of some into different categories than at present providing more support for employment land in sustainable locations.	Reflecting the current overall sustainability of settlements and creating a new grouping could support both retention and growth of existing businesses and provision of land in sustainable locations throughout the district to encourage new investment.	Grouping each settlement on its own merits could detrimentally impact on business locations which are close to larger settlements but would be categorised under other less sustainable places and risk having lower levels of growth supported.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	N	N	N	The response to this objective is likely to be equal for all options.
		The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	-	-	+	+	Options C and D have the potential to perform more favourably as development could be more spread across the various settlements in Huntingdonshire enabling the framework for development of a scale proportionate to the sustainability and character of the area.
		This approach could result in a greater number of larger developments in these settlements which could have a greater impact on the character of the local area although could be masterplanned more comprehensively to mitigate this and create a sense of place.	This approach could result in a greater number of larger developments in these settlements which could have a greater impact on the character of the local area although could be masterplanned more comprehensively to mitigate this and create a sense of place.	This option could support development being more spread out across various settlements across the district. This scale of growth could have greater opportunities for proportionate growth to support communities and services and also reinforce local character.	This option could support development being more spread out across various settlements across the district. This scale of growth could have greater opportunities for proportionate growth to support communities and services and also reinforce local character.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	N	The response to this objective is likely to be equal for all options.
		The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	

4.14 Options E to I have not been appraised as they represent individual elements of the potential hierarchy and multiple options can be selected and combined into the final Settlement Hierarchy.

4 Stage B - Develop options and appraise effects

Approach to Employment and Economy

4.15 The first set of options for employment and economy relate to the strategy ambitions

Option - Strategy Ambitions

Should we...

(Please pick one option.)

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

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

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

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

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	+	-	Option A performs more positively in regard to potentially lowering carbon emissions as it would support slightly less built development which could be located in locations that utilise more sustainable modes of transport. Option C performs most positively in regard to supporting green space that could absorb pollutants.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	+	++	
		Low employment growth has the potential to enhance green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants.	Medium employment growth has more potential to provide additional habitats and green infrastructure that could increase the absorption and dissipation of nitrogen dioxide and other pollutants.	High employment growth has even more potential to provide complimentary green infrastructure that could enhance habitats and green infrastructure that could increase the absorption and dissipation of nitrogen dioxide and other pollutants.	
SA2	Concentrate new development in locations that maximise	++	+	-	Provision of additional employment growth increases the potential

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	Low employment growth would likely require less land which minimises development in at risk locations.	Medium employment growth could require additional land which may increase the risk of placing development in at risk locations.	High employment growth could require additional land which may increase the risk of placing development in at risk locations.	likely development of land that may be less resilient to the impacts of flooding. Option C provides the potential to support habitats further alongside additional growth.
	Support habitats in adjusting to the impacts of the climate emergency?	+	+	++	
	Low employment growth has the potential to support habitats adjust to the impacts of the climate emergency.	Medium employment growth could support more habitats adjust to the impacts of the climate emergency.	High employment growth has further opportunities to support habitats adjust to the impacts of the climate emergency.		
SA3	Maintain and where possible improve the quality and availability of water resources?	+	-	--	Option A performs most positively as it Plans for the low employment growth, more employment could put additional strain on water resources and mean more development in vulnerable locations.
	Some enhanced water infrastructure will likely be required to facilitate growth at this scale across the Plan period.	More employment growth will likely put additional pressure on existing water infrastructure.	The high growth employment option will put even further pressure on water infrastructure, this pressure may be more acute in certain areas where business clusters are located.		
	Minimise the risk of flooding from all sources?	++	+	-	
	Minimise the risk of flooding from all sources?	Low employment growth would likely require less land which minimises development in at risk locations.	Medium employment growth could require additional land which may increase the risk of placing development in at risk locations.	High employment growth could require additional land which may increase the risk of placing development in at risk locations.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	+	-	--	The options perform less favourably as the level of ambition increases.
		Huntingdonshire is a largely rural district with minimal previously developed land available that could be used to meet development targets, while previously developed land can be prioritised, greenfield land will still likely be required.	A medium growth ambition could require development on more greenfield land to meet this target if densities are not marginally increased.	A higher growth option is more likely to require additional greenfield land in order to meet this target if densities are not marginally increased.	
SA4	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	-	--	
		Huntingdonshire is a largely rural district with a large proportion of it being grade 3 or higher. The majority of development could likely be focused on land grade 3 or lower.	A medium employment ambition could require additional land to meet this target which could be of higher agricultural value.	A high employment ambition could require additional land to meet this target which could be of higher agricultural value.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	+	-	Provision of employment growth could impact on green infrastructure networks, this impact increases as the level of ambition does. Equally, the higher growth can also provide more
		The level of ambition for employment growth has limited relevance to this objective but lower levels could ensure it is easier to locate growth where it would be accessible to open and natural greenspace.	The level of ambition for employment growth has limited relevance to this objective but medium levels could be slightly more difficult to locate growth where it would be accessible to open and natural greenspace.	The level of ambition for employment growth has limited relevance to this objective but highly ambitious levels could be more difficult to locate growth where it would be accessible to open and natural greenspace.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	+	+	opportunities for their improvement and potential expansion.
		New employment development could provide opportunities for linkages to existing green infrastructure networks, it could also increase pressure on these networks without appropriate masterplanning and design.	A medium employment ambition could require additional land which may put some additional pressure on existing green infrastructure networks, equally it could provide future extensions.	A higher employment ambition could require additional land which may put some additional pressure on existing green infrastructure networks, equally it could provide future extensions.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	-	--	Provision of employment growth could result in impact on designated nature sites. This impact will be less in the lower employment growth option as less development would be proposed, however, equally with more development there can also be more opportunities for their recovery and enhanced connectivity.
		Development could have an impact on designated nature conservation sites without the appropriate mitigation measures.	A medium ambition could have an additional impact on designated nature conservation sites without the appropriate mitigation measures.	A higher ambition could have an even greater impact on designated nature conservation sites without the appropriate mitigation measures.	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	+	+	
		New employment development at the lower level of ambition could provide opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	A medium level of employment growth ambition could enable additional opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	A higher level of employment growth ambition could enable even further opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA7	<p>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</p> <p>Reinforce local distinctiveness and a sense of place?</p>	<p>++</p> <p>The lower employment growth option may have greater potential to protect and enhance landscape and townscape features.</p>	<p>+</p> <p>A medium employment growth may have a slightly greater potential impact on local landscape and townscape character which will require high quality design sensitive to local character.</p>	<p>-</p> <p>A higher employment growth option could result in increased challenges in ensuring development reflects and enhances local landscape and townscape character. This option could also include large scale strategic new employment sites which would have their own character and require mitigation in terms of wider countryside and landscape impact.</p>	<p>Option A performs the most favourably as lower employment growth is more likely to successfully integrate with local character. Option C with the highest levels of employment growth could result in greater risk to the retention of existing settlement character.</p>
SA8	<p>Promote actions to reduce contributions to air pollution?</p> <p>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</p>	<p>N</p> <p>New employment could increase levels of pollution and be impacted by pollution depending on the location and scale of new employment. This impact would potential be more acute within strategic transport corridors.</p>	<p>-</p> <p>More employment growth may raise the risk of increasing levels of pollution marginally. This impact would potential be more acute within strategic transport corridors.</p>	<p>--</p> <p>The higher employment ambition raise the risk of increasing levels of pollution. This impact would potential be more acute within strategic transport corridors.</p>	<p>The risk of increasing pollution and development being impacted by pollution increases as the employment ambition increases.</p>

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	-	+	+	The higher growth options provide the best potential for supporting housing needs.
		Limited employment growth may reduce the amount of housing required to meet the community's needs facilitating its concentration in the most sustainable locations. However, it would not help support housing delivery overall.	A medium level of employment growth may provide a balance between supporting jobs for residents of a medium number of homes that can help to meet the community's needs.	An ambitious level of employment growth is likely to support the greatest number of new homes but there may be more challenges in delivering these in sustainable locations.	
SA10	Support and enhance the more deprived areas of the district?	-	+	++	Option C provides greatest potential for investment and job opportunities that may benefit more deprived areas of the district. In contrast Options A and C have greatest potential to either be close to existing facilities and services or provide additional ones.
		Providing only low levels of additional employment development minimises the scope for additional investment in and job opportunities for residents of the more deprived areas of the district.	Providing a medium level of additional employment growth will provide more enhanced scope for additional investment in and job opportunities for residents of the more deprived areas of the district provided it does not result in existing companies moving out to new sites elsewhere in the district.	Providing for an ambitious level of employment growth will provide for the best scope for additional investment in and job opportunities for residents of the more deprived areas of the district provided it does not result in existing companies moving out to new sites elsewhere in the district.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	+	N	+	
		The level of ambition for employment growth has limited relevance to this objective but lower levels could ensure it is	The level of ambition for employment growth has limited relevance to this objective but medium levels could be slightly	The level of ambition for employment growth has limited relevance to this objective but highly ambitious levels could be	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		easier to locate growth where it would have access to social and community facilities and services.	more difficult to locate growth where it would have access to social and community facilities and services.	more difficult to locate growth where it would have access to existing social and community facilities and services but may provide opportunities for new provision.	
SA11	Contribute to regeneration activities?	--	+	++	Option C would contribute best to meeting this objective as it is most likely to see greatest investment in the district.
		Limited employment growth would only provide a limited contribution to regeneration activities.	This option would provide some potential to contribute to regeneration activities.	The option would maximise employment growth and should provide the greatest contribution to regeneration activities through enhanced investment in the district.	
	Enhance and diversify economic opportunities with the district?	-	+	++	
		Limited employment growth would only provide limited opportunities for enhancing and diversifying the local economy.	A medium level of employment growth would contribute somewhat to opportunities for enhancing and diversifying the local economy.	This option would maximise the opportunities for enhancing and diversifying the local economy.	
SA12	Support development in locations with good active travel and public transport links and services or provide	N	+	++	Option C has greatest potential to support additional provision which can make a wider contribution to this objective.
		Limited employment growth could have more potential for being concentrated	This option has potential to concentrate much growth in locations with good good active	This option has scope for some of the growth to be concentrated in locations with good active	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	opportunities for significant improvements?	within locations with good active travel and public transport links and services but is less likely to support provision of significant improvements.	travel and public transport links and services but to some extent it depends on the nature of the employment uses sought and their operational preferences.	travel and public transport links and services and further scope for supporting improvements.	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	<p>N</p> <p>While this option would contribute to this objective it would provide limited flexibility and opportunities both for current businesses and future investment.</p>	<p>+</p> <p>This option would facilitate new investment and support retention of existing businesses meeting the objectives to some degree although may not assist with encouraging sustainable tourism.</p>	<p>++</p> <p>An ambitious level of employment growth would best contribute to objectives for growth and retention although may not assist with encouraging sustainable tourism.</p>	Option C offers greatest support for investment in the local economy.
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	+	++	Option C offers greatest potential for local wealth generation that may

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		Low employment growth may reduce opportunities for local spending from employees in town centres and minimise town centre investment.	Medium employment growth may support some additional town centre spending from employees in town centres and provide some opportunities for town centre investment.	Ambitious employment growth and hence higher local employment levels are most likely to generate local wealth that might be spent in the town centres and facilitate modernisation and investment in them.	create demand for and support investment in town centre modernisation.
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	++	+	-	Option A performs the most favourably as lower employment growth is more likely to be integrated with local character. Option C with the highest levels of employment growth could result in greater risk to the retention of existing settlement character but some sites be of a scale whereby they create their own distinct character and identity.
		A lower level of employment growth ambition provides opportunities to integrate new development within or on the edge of existing settlements and employment locations which can protect and enhance landscape and townscape features through high quality design.	This option would result in increased employment development which may be more challenging to successfully integrate and protect and enhance existing settlement character.	Ambitious levels of employment growth may make protecting and enhancing local character more challenging. Equally, this option is likely to involve some strategic large scale employment sites which will have their own character being potentially freestanding development.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	All options have potential for both positive and negative contributions with the implications being site specific.
		The reduced amount of growth is least likely to impact on archaeological sites and features but also least likely to contribute to new discoveries.	More growth is more likely to result in an impact on archaeological sites and features but slightly more likely to contribute to new discoveries.	The greatest level of growth is most likely to result in an impact on archaeological sites and features but also more likely to contribute to new discoveries.	

4.16 The next set of options relate to the location of employment development

Option - Location of Development

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

(You may pick multiple options)

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

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

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

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

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

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

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	N	+	++	++	Options A, D and E perform most positively, Option C also performs positively. Option B is a neutral at this stage as its impact in reducing carbon emissions is dependent on employment uses, location and establishing sustainable travel connections.
	Many of the EEAs are in towns and larger villages, focusing development to within or adjacent these areas, it would support reducing carbon emissions as they are accessible via sustainable modes of transport.	This option may incentivise private car usage if public and active travel connections are not made to new employment sites. Once connections are established, it could have a significant impact in working towards a lower carbon future. The usage within the employment sites are also important as development in these locations may be more logistics and distribution based and decarbonising their vehicle fleet may be more challenging.	This option could positively work towards reducing carbon emissions as it will place development near to new housing developments which in combination can support upgrades to public transport and incorporate active travel routes.	This option will positively work towards reducing carbon emissions as it relies on placing development in locations accessible via sustainable modes of transport.	Focusing development in existing economic centres would support reducing carbon emissions as these locations are typically better served via public transport and active travel routes.		

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	N	N	N	N	
		This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	N	N	N	N	All options perform similarly against this objective. Their impact will largely depend on the location and scale of development.
		This option will still focus development towards the EEAs, even though some of these may be less resilient to the impacts of climate change.	This option may result in some development being in located in areas that are less resilient to the impacts of climate change.	This option may result in some development being in located in areas that are less resilient to the impacts of climate change.	This option may result in some development being in located in areas that are less resilient to the impacts of climate change.	This option will focus development towards existing economic centres, even though some of these may be less resilient to the impacts of climate change.	
	Support habitats in adjusting to the impacts of the climate emergency?	N	N	N	N	N	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
		This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	
SA3	Maintain and where possible improve the quality and availability of water resources?	+	N	-	-	+	All options perform similarly against this objective. Options A and E are more positive as locating development in existing areas means that there are likely to be existing flood mitigation in place if this is an issue. The impact of these options will largely depend on the location and scale of development.
	Employment development will impact water infrastructure, focusing development towards existing areas may be able to utilise existing capacity.	Employment development will impact water infrastructure, this option may focus development in locations that have limited existing connections and capacity so may require upgrades.	Employment development within or adjacent to new housing developments may put a cumulative impact on water infrastructure and so may require upgrades.	Employment development will impact water infrastructure, this option may focus development in locations that have limited existing connections and capacity so may require upgrades.	Employment development will impact water infrastructure, focusing development towards existing areas may be able to utilise existing capacity.		
	Minimise the risk of flooding from all sources?	+	N	N	N	+	
	This option will still focus development towards the EEAs which are more likely to have existing flood	This option may result in some development being in located in areas that may be at risk from flooding.	This option may result in some development being in located in areas that may be at risk from flooding.	This option may result in some development being in located in areas that may be at risk from flooding.	This option will focus development towards existing economic centres, which are more likely to have		

Stage B - Develop options and appraise effects 4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
		mitigation if they are impacted by flooding.				existing flood mitigation if they are impacted by flooding.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	++	-	--	-	++	Options A and E have the most opportunities to reuse previously developed land and land of lower agricultural quality. Option C performs the most negatively.
		This option has greater opportunities to potentially reuse previously developed land within or adjacent to EEAs.	This option is more likely to use greenfield land but there be may opportunities to prioritise previously developed land within transport corridors.	Large scale developments are more likely to use greenfield land.	This option is more likely to use greenfield land but there be may opportunities to prioritise previously developed land in sustainable locations.	This option has greater opportunities to potentially reuse previously developed land within existing economic centres.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	++	-	--	-	++	
		This option has greater opportunities to use land of lower agricultural quality and reuse previously developed land within or adjacent to EEAs.	This option is more likely to use greenfield land, whether this is higher or lower agricultural grade land will depend on the location of specific proposals.	Large scale developments are more likely to use greenfield land, whether this is higher or lower agricultural grade land will depend on the location of specific proposals.	This option is more likely to use greenfield land, whether this is higher or lower agricultural grade land will depend on the location of specific proposals.	This option has greater opportunities to use land of lower agricultural quality and reuse previously developed land within existing economic centres.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	N	+	N	N	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.
		This option has limited relevance to this objective but will be dependent on the location of new employment growth.	This option has limited relevance to this objective but will be dependent on the location of new employment growth.	This option has limited relevance to this objective but locating growth next to within large scale housing growth will likely result in employment being closer to accessible open and natural greenspace.	This option has limited relevance to this objective but will be dependent on the location of new employment growth.	This option has limited relevance to this objective but will be dependent on the location of new employment growth.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	N	N	N	
		The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	N	N	N	N	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.
		The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	N	N	N	N	
		The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	-	++	+	+	Option C performs the most positively with Options A, D and E also having the potential for reinforcing local character. Option B have more notable challenges in meeting this objective.
		Focusing development within existing EEAs could reinforce their existing character. This will be dependent on the	This option may have a greater impact on the landscape particularly if of a largescale/ strategic scale,	This option could support a mixed community with accessible employment opportunities. It can shape the character	Largescale/ strategic employment development in sustainable locations could create their own	Focusing employment growth in existing economic centres can reinforce their character and support their	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
	Reinforce local distinctiveness and a sense of place?	uses supported within these areas as diversification and over densification could see this character alter.	although this impact could be mitigated through masterplanning.	of new developments and strengthen their sense of place.	sense of place and character. Smaller scale developments may not achieve this as successfully unless extending existing employment areas.	continued use. This will be dependent on the uses supported within these areas as diversification and over densification could see this character alter.	
SA8	Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	N This may result in an intensification of existing EEAs which may impact levels of pollution in the local area. This would also be dependent on the employment uses.	- Pollution levels could be impacted by concentrating new development along major highways, equally development could be impacted by their proximity to the road network and associated pollution.	- Employment development could result in the potential for increased levels of pollutants depending on the intensity of the land use and the uses within them. This may not harmonise with residential development without appropriate masterplanning.	- Pollution levels could be impacted by concentrating new development in sustainable locations such as public transport corridors due to their proximity to the road network in order to utilise these routes.	N This may result in an intensification of existing economic centres which may impact levels of pollution in the local area. This would also be dependent on the employment uses.	All options have the potential to increase levels of pollution, masterplanning and review potential land uses will be crucial to minimise this.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N This option does not impact on housing delivery.	N This option does not impact on housing delivery.	+	N This option does not impact on housing delivery.	+	Only Options C and E are directly relevant to this objective, both score positively.
SA10	Support and enhance the more deprived areas of the district?	+	--	N	++	++	Options D and E score very positively and have the greatest potential in supporting and enhancing more deprived areas, whereas Option B scores significantly negatively against this objective.

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
		unlikely to significantly benefit rural deprivation.			by creating additional demand and investment.	beneficial although it would not contribute to addressing rural deprivation.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	-	+	++	++	
		This option will reinforce existing access and provision but is unlikely to enhance it.	This option would provide very limited opportunities for access to existing social and community facilities as few are focused on the strategic highway network although may contribute to demand for existing provision in nearby villages.	Combining employment growth with large scale new housing may lead to short term pressure on existing services and facilities nearby but would collectively increase demand for their provision in the locality.	This option would focus employment growth in sustainably accessible locations where social and community facilities and services are already likely to be provided or would form sustainable locations for future provision.	This option would focus employment growth in existing centres where social and community facilities and services are already likely to be provided or would form sustainable locations for future provision.	
SA11	Contribute to regeneration activities?	++	-	-	+	++	Options D and E score positively against both questions.
		This option would support the enhancement of established employment areas throughout the	This would provide little scope to align employment growth with regeneration opportunities other than on a limited	Combining employment with large scale housing growth would provide little scope for contributing to	Current locations accessible by public transport and active travel are typically focused on our towns and	Current economic centres include areas which would benefit from regeneration; this option would focus	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
		district including those in need of regeneration.	range of potential previously developed sites.	regeneration activities other than on a limited range of potential previously developed sites.	larger villages so this option may contribute towards regeneration within them.	growth within them rather than on greenfield opportunities elsewhere.	
	Enhance and diversify economic opportunities with the district?	-	++	++	+	+	
		This option could enhance and diversify the quantity of economic opportunities in the district but would not support diversification of their location.	There are currently limited employment opportunities along major highways so this option would significantly enhance and diversify them.	This option would provide wholly new locations for economic opportunities enhancing and diversifying both their nature and locational choices.	This option would enhance economic opportunities through provision of growth but would support limited diversification of locational choices.	This option would enhance economic opportunities through provision of growth but would support limited diversification of locational choices.	
SA12	Support development in locations with good active travel and public transport links and services or provide	+	N	++	++	++	Options C, D and E score most positively in supporting development in areas with good access to sustainable travel modes.
		Just over half of our current established employment areas are in locations with good active travel and public transport links and services.	The A1 is currently served by public transport but the A14 does not offer this and neither provide good active travel linkages. This option could	This option could support provision of both active travel infrastructure and public transport routes connecting the combined developments.	This option is largely shaped around this objective and would maximise opportunities both	Current public transport and active travel opportunities are largely concentrated within these locations so	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
	opportunities for significant improvements?	Concentrating further growth there could support enhancement of provision which could have wider benefits.	facilitate sufficient demand along the strategic highway network to support some additional provision depending on scale of growth and practicality of delivering connections.		to use existing provision and enhance or supplement this with new services and infrastructure.	this option would maximise their usage and could support enhancements.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?	N This option would have a mixed impact on this objective as it could support the retention and growth of indigenous companies but would be less likely to improve the resilience of the local economy and attract large scale investment.	++ This option could attract substantial investment and improve the resilience of the local economy by providing opportunities that do not currently exist. However, it also encourages growth in locations which are currently less sustainable.	++ Co-locating employment and housing would create a sustainable location for development to complement the existing business portfolio and offer new opportunities to attract investment and support the local economy.	+ This option suggests employment growth in sustainable locations and new investment in public transport and active travel could facilitate new investment opportunities and diversify the portfolio of land.	++ Focuses growth in current economic centres would provide new employment investors with easy access to the labour force and more diverse job opportunities for residents. Existing	Options B, C and E score most positively in attracting new investment and supporting our economy.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
	Support retention and growth of indigenous companies? Encourage sustainable tourism?					companies would be able to grow close to their current locations without disrupting employees and local supply chains.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	--	--	+	++	Option E score most positively in facilitating modernisation of tour town centres, whereas Options B and C would not.
		Some established employment areas are close to town centres so increased investment nearby and more people working locally could support additional demand and hence investment in the town centres.	Employment growth would be remote from town centres.	Employment growth would be remote from existing town centres.	Employment growth would be largely focused on our existing towns and larger villages which are currently better served by public transport and active travel so could support some modernisation of town centres from increased local demand and available expenditure.	This option would focus growth within our towns and larger villages so a good proportion of the growth would be likely to be relatively close to existing town centres providing support for modernisation through increased local demand and available expenditure.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	+	+	++	+	++	All options perform positively, Options C and E most positively. Masterplanning and the design process will be fundamental in meeting this objective.
		Focusing development within existing EEAs could reinforce their sense of place as employment centres and as a result retain their character. This will be dependent on the uses supported within these areas as diversification could see this character alter.	Largescale/ strategic employment development along highway corridors could create their own sense of place and character. Smaller scale developments may not achieve this as successfully unless extending existing employment areas.	This option could support a mixed community with accessible employment opportunities. It can shape the character of new developments and strengthen their sense of place.	Largescale/ strategic employment development in sustainable locations could create their own sense of place and character. Smaller scale developments may not achieve this as successfully unless extending existing employment areas.	Focusing employment growth in existing economic centres can reinforce their character and support their continued use.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	N	N	All options score neutrally as employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend on specific sites and cannot be predetermined.
		The locational focus for employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend	The locational focus for employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend	The locational focus for employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend	The locational focus for employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend	The locational focus for employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend	

Stage B - Develop options and appraise effects 4

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
		on specific sites and cannot be predetermined.					

4 Stage B - Develop options and appraise effects

4.17 Next are options relating to Established Employment Areas

Option - Established Employment Areas

Should we...

(You may pick multiple options)

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

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

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

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

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

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	-	+	++	+	Option C performs marginally more positively than Options B and D as it could utilise a criteria based approach to assess the suitability of uses within existing EEAs supporting their continued function and viability.
	Promote enhancements to green infrastructure networks to facilitate	N	N	N	N	

Many of the EEAs are in towns and larger villages, removing the designation may result in people travelling further to access employment opportunities. These journeys may not be possible via sustainable modes of transport and so may encourage private car usage which will not work towards meeting this objective.

This option could help in reducing carbon emissions as retaining EEAs but accounting for changes from a national level in potential uses help to ensure that they thrive and serve to direct growth to these existing areas. As many of the EEAs are in towns and larger villages, this would reduce the need to travel to new locations that may not be well served by sustainable travel modes.

This option could help in reducing carbon emissions as retaining EEAs but accounting for changes in potential uses based on a criteria which could utilise local evidence and need over those from a national level may help to ensure that EEAs thrive and serve to direct growth to these existing areas. As many of the EEAs are in towns and larger villages, this would reduce the need to travel to new locations that may not be well served by sustainable travel modes.

This option could create new employment areas and also extend existing areas. Extending existing areas could help in reducing carbon emissions through supporting those in areas accessible by sustainable modes of transport. New areas may not necessarily be in areas currently accessible via sustainable travel modes or may form part of a strategic new development which could take time to establish these routes.

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	increased absorption and dissipation of nitrogen dioxide and other pollutants?	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The precise mix of uses protected in EEAs will not impact this objective.	The precise mix of uses protected in EEAs will not impact this objective.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	+	++	-	Option C performs most positively with Option B also performing positively. Options A and D perform somewhat negatively against this objective.
		Removing the designation of EEA may result in employment development being located in locations that are not as resilient to the impacts of climate change.	This option will still focus development towards the EEAs but the potential mix of uses may not be compatible with local business need which may result in some business looking to locate in areas that may not be as resilient to the impacts of climate change.	This option will still focus development towards the EEAs and the potential mix of uses may better reflect local business need which may result in fewer businesses looking to locate in areas that may not be as resilient to the impacts of climate change.	This option could create new employment areas and also extend existing areas. New EEAs may be located in parts of the district that are less resilient to the impacts of climate change and extending existing EEAs may exacerbate resilience challenges for these areas if they are already in at risk areas.	
	Support habitats in adjusting to the impacts of the climate emergency?	N	N	N	N	
		The impact will depend on the location of the larger development	The precise mix of uses protected in EEAs will not impact this objective.	The precise mix of uses protected in EEAs will not impact this objective.	The impact will depend on the location of the larger development	

Stage B - Develop options and appraise effects 4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		schemes so their impact cannot be predetermined.			schemes so their impact cannot be predetermined.	
SA3	Maintain and where possible improve the quality and availability of water resources?	N	N	+	N	Overall, Option C performs marginally more positively than the other options in relation to water infrastructure and flooding.
		Employment development will impact water infrastructure however this will depend on the uses, location and scale of development. Removing the protection of some business uses could result in other uses within EEAs that have a greater or lesser water demand.	Employment development will impact water infrastructure, focusing development towards existing areas may result in less water capacity and therefore require upgrades to infrastructure.	Employment development will impact water infrastructure, focusing development towards existing areas may result in less water capacity and therefore require upgrades to infrastructure. Using a local criteria, an assessment of water capacity and water demand by various uses can help shape what could be acceptable in these areas.	Focusing development towards existing areas may be able to utilise existing capacity. Also, depending on the scale of new employment areas/ allocations they may require new infrastructure.	
	Minimise the risk of flooding from all sources?	-	+	++	-	
		Removing the designation of EEA may result in employment development being	This option will still focus development towards the EEAs but the potential mix of uses may not be	This option will still focus development towards the EEAs and the potential mix of uses may better reflect	This option could create new employment areas and also extend existing areas. New EEAs may be	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		located in locations that are at risk from flooding.	compatible with local business need which may result in some business looking to locate in areas that may be at risk from flooding.	local business need which may result in fewer businesses looking to locate in areas that may not be at risk from flooding.	located in parts of the district that are at greater risk from flooding. Equally, extending existing EEAs may exacerbate flooding challenges for these areas if they are already in at risk areas.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	-	++	++	-	Options B and C perform positively as they have greater potential to focus development towards previously developed land.
		Removing the designation of EEA may result in more greenfield land being used for employment development.	This option has greater opportunities to potential reuse previously developed land by reusing land within existing EEAs.	This option has greater opportunities to potential reuse previously developed land by reusing land within existing EEAs.	Creating new and extending existing EEAs may result in the use of greenfield land over previously developed land.	
SA4	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	++	++	-	
		Removing the designation of EEA may result in land of potentially higher quality agricultural grade being used for employment development.	This option has greater opportunities to potential reuse lower quality land by reusing land within existing EEAs.	This option has greater opportunities to potential reuse lower quality land by reusing land within existing EEAs.	Creating new and extending existing EEAs may result in land of potentially higher quality agricultural grade being used for employment development.	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	N	N	N	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to current and new EEAs.
	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to EEAs.	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to EEAs.	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to EEAs.	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to EEAs.	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to current and new EEAs.	
SA5	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	N	N	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.
	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The precise mix of uses protected in EEAs will not directly impact this objective.	The precise mix of uses protected in EEAs will not directly impact this objective.	The precise mix of uses protected in EEAs will not directly impact this objective.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	N	N	N	This is not directly relevant to the option but it will depend on the location and scale of development.
	This is not directly relevant to the option but it will depend on the location and scale of development.	The precise mix of uses protected in EEAs will not directly impact this objective.	The precise mix of uses protected in EEAs will not directly impact this objective.	The precise mix of uses protected in EEAs will not directly impact this objective.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	N	N	N	
		The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The precise mix of uses protected in EEAs will not directly impact this objective.	The precise mix of uses protected in EEAs will not directly impact this objective.	This is not directly relevant to the option but it will depend on the location and scale of development.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place?	-	+	++	+	Option C performs the most positively because it provides an opportunity to review existing EEAs and look at a criteria based approach to potentially diversify them making them more attractive places to invest.
		This option will remove the designation of EEA which means that these existing employment areas may have limited protection resulting in development that may alter their character.	Continuing to safeguard and enhance EEAs but will reinforce their character and use. Accounting for changes in national policy and regulations relating to uses may provide some diversification within these areas which may impact their character to some degree.	Continuing to safeguard and enhance EEAs but will reinforce their character and use. Reviewing potentially suitable uses within them may allow some diversification within these areas which may impact their character to some degree but may also make them more attractive places to invest. This review could provide a finer grain analysis of what may be suitable in	Creating new EEAs and/or extending existing areas will protect and enhance their character. New areas have the opportunity to create their own sense of place .	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
				these areas taking into account localised evidence.		
SA8	Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	-	-	-	All options perform similarly against this objective.
		This option may result in increased levels of pollution in localised areas, particularly if they are concentrated along strategic road networks.	This may result in an intensification of existing EEAs which may impact levels of pollution in the local rea. This would also be dependent on the employment uses.	This may result in an intensification of existing EEAs which may impact levels of pollution in the local rea. This would also be dependent on the employment uses.	This option may result in increased levels of pollution in localised areas, particularly if they are concentrated along strategic road networks.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	N	N	N	The option is not directly relevant to this objective.
		The option is not directly relevant to this objective.	The option is not directly relevant to this objective.	The option is not directly relevant to this objective.	The option is not directly relevant to this objective.	
SA10	Support and enhance the more deprived areas of the district?	--	+	+	++	Option D offers the greatest contribution to achieving this objective through retaining and reinforcing employment opportunities near more deprived urban areas of the district.
		Removing the EEA designation could place many, particularly in towns and on the outskirts of villages, at threat of redevelopment for housing which would	This option would retain and enhance employment opportunities near many of the urban more deprived areas.	This option would retain and enhance employment opportunities near many of the urban more deprived areas.	This option could facilitate additional protection for employment land near more deprived areas that might be at risk of loss . This could then	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		reduce employment opportunities for people in the more deprived areas of the district.			reduce local employment opportunities.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	-	N	N	+	
		Many of the EEAs are in towns and larger villages, removing the designation may reduce the ability of people to access social and community facilities and services near their places of work.	The precise mix of uses protected in EEAs will not impact this objective.	The precise mix of uses protected in EEAs will not impact this objective.	Extending EEAs may reinforce the ability of people to access social and community facilities and services near their places of work.	
SA11	Contribute to regeneration activities?	N	++	++	+	Options B, C and D all offer advantages through potential regeneration and enhancing economic uses.
		This option has a complex relationship with this objective as removing the designation could facilitate regeneration of some EEAs but may reduce employment opportunities near others.	Safeguarding and enhancing EEAs will directly boost their regeneration.	Safeguarding and enhancing EEAs will directly boost their regeneration.	Extending EEAs could contribute to regeneration activities. the contribution of designating additional ones would depend upon their location.	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Enhance and diversify economic opportunities with the district?	+	+	+	++	
		Removing the designation from existing EEAs could facilitate provision of new economic opportunities.	This option would allow for some enhancement and diversification of economic uses within EEAs.	This option would allow for some enhancement and diversification of economic uses within EEAs.	This option would provide positive support for new economic opportunities within the district and could support diversification depending on the mix of uses supported and protected.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	-	+	+	+	Options B, C and D could equally contribute to this objective depending upon the location of each EEA.
		Removing the designation could reduce employment development in locations with good active travel and public transport links and services but may facilitate alternative development on the currently designated sites.	Many of the EEAs are in towns and larger villages which either already have, or have potential to have, good active travel and public transport links and services.	Many of the EEAs are in towns and larger villages which either already have, or have potential to have, good active travel and public transport links and services.	Extended EEAs may have potential to access existing active travel and public transport links and services; the ability of additional ones to contribute to this objective will depend upon their location although if large enough they may help to support additional provision.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	N	+	+	++	Option D would both protect existing EEAs and the companies within them from threat of redevelopment for alternative uses and provide additional options to diversify the choice of employment land across the district.
		The outcome of this option could be very varied in terms of contributing to this objective as the option could facilitate investment and established of new sites across the district but it could also put the retention and growth of existing companies at risk if any EEA was placed at threat of redevelopment for alternative uses.	This option provides certainty over the existence of existing EEAs which could encourage investment in them supporting this objective.	This option provides certainty over the existence of existing EEAs which could encourage investment in them supporting this objective.	This option would both protect existing EEAs to the benefit of indigenous companies and provide investment opportunities to support the local economy and add to the portfolio of employment land.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	-	+	+	+	Options B, C and D could all make minor contributions to achieving this objective through retention or enhancement of spending power in or near town centres.
		The impact of this option on town centres is unclear depending on their future uses of any former EEA.	Some established employment areas are close to town centres so increased investment nearby and more people working locally could support	Some established employment areas are close to town centres so increased investment nearby and more people working locally could support	Some established employment areas are close to town centres so increased investment nearby and more people working locally could support	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
			additional demand and hence investment in the town centres.	additional demand and hence investment in the town centres.	additional demand and hence investment in the town centres.	
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	-	+	+	++	Option D performs marginally more positively over Options B and C with Option A performing the most negatively against this objective.
		This option will remove the designation of EEA which means that these existing employment areas may have limited protection resulting in their character and sense of place diminishing over time.	Continuing to safeguard and enhance EEAs but will reinforce their employment character and use. Changes of uses within them may impact their function and as a result their character to some degree.	Continuing to safeguard and enhance EEAs but will reinforce their employment character and use. Changes of uses within them may impact their function and as a result their character to some degree.	Creating new EEAs could be masterplanned so that a strong sense of place can be integrated as they develop. Extending existing areas could also protect and enhance their character.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	N	There is little connection between EEAs and achievement of this objective.
		The option is not directly relevant to this objective.	The option is not directly relevant to this objective.	The option is not directly relevant to this objective.	The option could support exploration and identification of unknown assets of archaeological value but also could put them at risk.	

4 Stage B - Develop options and appraise effects

Housing Figures and Requirement

Option - Housing Requirement

Should we....

(Please pick one option.)

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

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

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

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

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	-	--	Option A performs more positively in regard to potentially lowering carbon emissions as it would support slightly less built development. Option C performs most positively in regard to supporting green space that could absorb pollutants.
	Housing growth will have a carbon impact, this impact is likely to reduce further into the Plan period as technologies and renewable energy advance. It also means it may be more likely that development could be placed in locations better served by sustainable modes of transport.		Slightly more housing will increase the potential carbon impact of new development if not build to high energy efficiency standards. It be slightly more challenging to locate all development in locations better served by sustainable modes of transport.	Even further housing will increase the potential carbon impact of new development if not build to high energy efficiency standards. It be more challenging to locate all development in locations better served by sustainable modes of transport.	
SA1	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	+	++	
	Housing growth at this scale will have the potential to enhance green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants.		Slightly more housing could provide additional habitats and green infrastructure that could increase the absorption and dissipation of nitrogen dioxide and other pollutants.	Even further housing could provide additional habitats and green infrastructure that could increase the absorption and dissipation of nitrogen dioxide and other pollutants.	
SA2	Concentrate new development in locations that maximise	+	-	--	Provision of additional housing increases the potential likely development of land that may be

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	Land will be required to accommodate new housing growth, this land could be reduced if densities are increased.	A 5% uplift may require additional land if densities are not increased. This land may be in locations that are at risk from the impacts of climate change.	A 10% uplift will likely require additional land if densities are not increased substantially. This land may be in locations that are at risk from the impacts of climate change.	less resilient to the impacts of flooding. Option C provides the potential to support habitats further alongside additional growth.
	Support habitats in adjusting to the impacts of the climate emergency?	+	+	++	
		Housing growth at this scale will have the potential to support habitats adjust to the impacts of the climate emergency.	Slightly more housing could support habitats adjust to the impacts of the climate emergency.	Even further housing could support habitats adjust to the impacts of the climate emergency.	
SA3	Maintain and where possible improve the quality and availability of water resources?	+	-	--	Option A performs most positively as it Plans for the fewest homes, more homes could put additional strain on water resources and without increasing densities could mean more development in vulnerable locations.
		Enhanced water infrastructure will be required to facilitate growth at this scale across the Plan period.	More housing will likely put additional strain on existing water infrastructure.	Even further housing will put additional strain on existing water infrastructure.	
	Minimise the risk of flooding from all sources?	+	-	--	
		Land will be required to accommodate new housing growth, the	A 5% uplift may require additional land if densities are not increased. This	A 10% uplift will likely require additional land if densities are not increased	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		amount of land could be reduced if densities are increased. This could assist in placing development in locations not at risk from flooding.	land may be in locations that are at risk from flooding.	substantially. This land may be in locations that are at risk from flooding.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	+	-	--	Provision of additional housing increases the potential likely development of greenfield land and potentially land of higher agricultural value.
		Huntingdonshire is a largely rural district with minimal previously developed land available that could be used to meet development targets, while previously developed land can be prioritised, greenfield land will still likely be required.	A 5% uplift could require development on more greenfield land to meet this target if densities are not marginally increased.	A 10% uplift is more likely to require additional greenfield land in order to meet this target if densities are not marginally increased.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	-	--	
		Huntingdonshire is a largely rural district with a large proportion of it being grade 3 or higher. The majority of development could likely be focused on land grade 3 or lower.	A 5% uplift could require additional land to meet this target which could be of higher agricultural value if densities are not marginally increased.	A 10% uplift could require even more additional land to meet this target which could be of higher agricultural value if densities are not increased.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	+	-	Provision of additional housing increases the potential impact on green infrastructure networks but equally can also provide more opportunities for their improvement and potential expansion.
	Lower levels could ensure it is easier to locate growth where it would be accessible to open and natural greenspace.	Medium levels could be slightly more difficult to locate growth where it would be accessible to open and natural greenspace.	Higher levels of growth could be more difficult to locate growth where it would be accessible to open and natural greenspace.		
SA5	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	+	+	Provision of additional housing increases the potential impact on green infrastructure networks but equally can also provide more opportunities for their improvement and potential expansion.
	New development could provide opportunities for linkages to existing green infrastructure networks, it could also increase pressure on these networks without appropriate masterplanning and design.	A 5% uplift could require additional land which may put some additional pressure on existing green infrastructure networks, equally it could provide future extensions.	A 10% uplift could require additional land which may put some additional pressure on existing green infrastructure networks, equally it could provide future extensions.		
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	-	--	Provision of additional housing increases the potential impact on designated nature sites but equally can also provide more opportunities for their recovery and enhanced connectivity.
	Development could have an impact on designated nature conservation sites without the appropriate mitigation measures.	A 5% uplift could have an additional impact on designated nature conservation sites without the appropriate mitigation measures.	A 10% uplift could have an even greater impact on designated nature conservation sites without the appropriate mitigation measures.		

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	+	+	
		New development could provide opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	A 5% uplift could enable additional opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	A 10% uplift could enable even further opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place?	+	-	-	All options perform similarly any new development will provide opportunities to enhance local character and all can equally adversely impact character without high quality design. Option C with the highest growth could result in greater risk to the retention of existing settlement character.
		New housing growth across the district provides opportunities to protect and enhance landscape and townscape features through high quality design and potentially some regeneration opportunities.	Slightly more housing offers further opportunity to provide high quality design sensitive to local character, however this additional growth may also adversely character depending on the scale, concentration and density of this additional housing.	Further housing offers further opportunities to provide high quality design sensitive to local character, however this additional growth may also adversely character depending on the scale, concentration and growth of this additional housing.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA8	Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	N	-	--	The risk of increasing pollution and development being impacted by pollution increases as the housing requirement figure increases.
		New development could increase levels of pollution and be impacted by pollution depending on the location and scale of new housing.	Slightly more housing may raise the risk of increasing levels of pollution marginally.	Further housing may raise the risk of increasing levels of pollution.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	++	++	Provision of additional housing through higher growth options allows greater potential for meeting the community's needs but may place challenges in the sustainability of locational choices.
		Providing the required number of homes to meet identified needs would facilitate their provision in sustainable locations meeting the community's needs.	Providing slightly more than the required number of homes could facilitate provision of homes in more diverse locations providing additional housing choices for the community.	Providing more than the required number of homes would facilitate additional housing choices meeting needs of wider sections of the community.	
SA10	Support and enhance the more deprived areas of the district?	+	++	++	Provision of additional housing through higher growth options allows greater potential to maximise new housing and employment opportunities for residents of more deprived areas.
		Meeting housing needs will help provide additional housing for residents of more deprived areas and potentially provide employment and training opportunities too.	Providing slightly more homes provides additional housing opportunities for residents of more deprived areas and potentially provide employment and training opportunities too.	This option maximises opportunities for housing provision to support the housing needs of residents of more deprived areas and potentially provide employment and training opportunities too.	

Stage B - Develop options and appraise effects 4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	+	++	++	
		This option allows for a higher proportion of new homes to be located close to existing social and community facilities and services	This option allows for a blend of providing new homes near existing social and community facilities and services and supporting additional provision of them	This option allows for a blend of providing new homes near existing social and community facilities and services and supporting additional provision of them	
SA11	Contribute to regeneration activities?	+	++	++	Provision of additional housing through higher growth options maximises its economic contribution.
		Housing construction can help contribute to regeneration both through use of land and creation of local wealth.	Slightly more housing construction could help contribute to regeneration both through use of more previously developed land if it is available and creation of local wealth.	Further housing construction could help contribute to regeneration both through use of more previously developed land if it is available and creation of local wealth.	
	Enhance and diversify economic opportunities with the district?	+	++	++	
		Physical construction of housing will provide economic opportunities and new homes will potentially provide additional workforce for businesses.	Physical construction of slightly housing will provide economic opportunities and new homes will potentially provide additional workforce for businesses.	Physical construction of more housing will provide economic opportunities and new homes will potentially provide additional workforce for businesses.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	++	++	Provision of additional housing through higher growth options makes concentrating provision near existing routes and infrastructure more challenging but provides more opportunities for provision of improvements.
		Additional homes in this option can be primarily focused in locations where good active travel and public transport links and services already exist.	This option allows for a blend of providing new homes in locations where good active travel and public transport links and services already exist and supporting provision of additional infrastructure and services.	This option allows for a blend of providing new homes in locations where good active travel and public transport links and services already exist and supporting provision of additional infrastructure and services.	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	+	+	+	All options but may help support some local investment.
		Housing provision makes a limited contribution to this objective but may help support some local investment assisting with retention and growth of indigenous companies.	Housing provision makes a limited contribution to this objective but may help support some local investment assisting with retention and growth of indigenous companies.	Housing provision makes a limited contribution to this objective but may help support some local investment assisting with retention and growth of indigenous companies.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	+	+	All options may make a limited contribution to town centre modernisation depending on the location of schemes.
		Housing provision makes a limited contribution to this objective but some may be included within town centre redevelopment schemes.	Housing provision makes a limited contribution to this objective but some may be included within town centre redevelopment schemes.	Housing provision makes a limited contribution to this objective but some may be included within town centre redevelopment schemes.	
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	+	-	-	All options perform similarly any new development will require sensitive design to achieve successful integration but Option C with the highest level of growth could result in greater risk to the retention of existing settlement character.
		New housing growth across the district provides opportunities to protect and enhance landscape and townscape features through high quality design.	Slightly more housing offers further opportunity to integrate development that retains existing settlement character, however this additional growth may also adversely character depending on the scale and concentration of this additional housing.	Further housing offers further opportunities to integrate development that retains existing character, however this additional growth may also adversely character depending on the scale and concentration of this additional housing.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	+	+	All options are equally likely to contribute to this objective depending on the specific location of development sites.
		Housing development can contribute to identification of sites, features and area of archaeological value but places them at risk of reduction of their historical	Housing development can contribute to identification of sites, features and area of archaeological value but places them at risk of reduction of their historical	Housing development can contribute to identification of sites, features and area of archaeological value but places them at risk of reduction of their historical	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		context unless conservation measures are put in place.	context unless conservation measures are put in place.	context unless conservation measures are put in place.	

Growth Strategy Options

Option - Approach to Strategic Growth

Should we....

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

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

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

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

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

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

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

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

4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	+	-	-	+	Overall, Option B and C perform the most positively. Other options also perform positively which could support a hybrid growth option to maximise efforts to work towards net zero carbon targets.
	The existing strategy for development focuses 75% of its housing requirement to spatial planning areas due to their more comprehensive range of services and facilities and access to public and sustainable travel modes which helps to reduce carbon emissions. This approach would not take into account changes to the sustainability of some settlements and	Strategic expansions to existing towns would focus development towards the more sustainable settlements in the district. This scale of development will also support new services and facilities to meet the needs of development. This option therefore provides greater opportunities to reduce the need to travel to meet day to day needs and enhance the opportunities for active travel by	Focusing growth along public transport corridors could incentivise take up of public transport and support their continuation and potential expansion aiding a wider modal shift in travel behaviours which would reduce emissions outputs.	Concentrating growth along the strategic road network may incentivise car usage which would not reduce emissions outputs at least in the short term. While these routes can also support public transport development needs to create a critical mass of patronage and distances between concentrations of potential customers may be lengthy.	This option would spread development across the district including potentially to places that are not currently well served by sustainable modes of transport. This could incentivise car usage and make carbon reduction targets more challenging to achieve.	Comprehensive masterplanning of new communities would enable public transport and active travel infrastructure to be designed into the settlement to make these attractive and feasible travel options along with the provision of day to day local services reducing both the need to travel and enhancing use of low carbon emission transport options. Dispersed growth may result in some development in		

Stage B - Develop options and appraise effects 4

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
		may direct growth to settlements that are no longer as sustainable or miss directing growth to others where sustainability has increased.	reducing journey lengths reducing emissions outputs.				locations that would rely primarily on private car usage but a lower level of need for dispersed growth would facilitate selection of more sustainable locations.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	+	+	+	-	+	
		This option can support enhancements to green infrastructure in and around the current SPAs and larger settlements which can help to increase absorption	This option can support enhancements to green infrastructure in and around the towns which can help to increase absorption and dissipation of	This option has most potential to support and enhance green infrastructure more widely across the district (apart from the western part of the district) which can help to increase absorption and dissipation of	This option has potential to support and enhance green infrastructure to increase absorption and dissipation of nitrogen dioxide and other pollutants more widely across the district apart from the north east of the district.	Distributed growth is unlikely to compromise existing green infrastructure but is also of a scale where connections or enhancements are made to them alongside the development to substantially increase the rates	New communities are developed at a scale where new green infrastructure can be provided within the development and as such increase the absorption and dissipation of nitrogen dioxide and other	

4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
		and dissipation of nitrogen dioxide and other pollutants but will have limited impact on the remaining parts of the district.	nitrogen dioxide and other pollutants but will have limited impact on the remaining parts of the district.	nitrogen dioxide and other pollutants.		of absorption and dissipation of nitrogen dioxide and other pollutants.	pollutants. Dispersed growth would have more limited opportunities to achieve this.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	-	+	+	++	++	Overall, several options perform positively. Option F performs the most positively. This could lend it self to a hybrid option whereby elements of several options are combined in the final preferred growth strategy option.
		Focusing development in line with the existing growth strategy may not focus development in locations most resilient to the impacts of climate change in particular due to enhanced flood risk depending on the nature of the specific locations selected.	Focusing development towards the towns may not focus development in locations most resilient to the impacts of climate change in particular due to enhanced flood risk depending on the nature of the specific locations selected.	Development along public transport could focus development to areas that may more resilient to the impacts of climate change.	Development along strategic highway corridors could focus development to areas that may more resilient to the impacts of climate change through avoidance of river corridors.	Dispersed growth provides opportunities to spread development across the district into areas that may be more resilient to the impacts of climate change in particular those at lowest risk of flooding.	It will depend on which new community(ies) is pursued but in principle sites of this scale are more capable of providing infrastructure and mitigation to build in resilience against the impacts of climate change. Dispersed growth can also compliment this and spread smaller	

Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
							scale developments across the district in resilient areas.	
	Support habitats in adjusting to the impacts of the climate emergency?	+	+	+	+	+	++	
		This option could support habitats within and around the existing SPAs and larger villages but not necessarily more widely across the district.	This option could support habitats within and around our towns three of which include the Ouse Valley green infrastructure corridor, however, it would not necessarily support adjustments of habitats more widely across the district.	This option will support habitats along public transport routes and within nearby settlements. The only part of the district this option would not greatly support is the western part of Huntingdonshire.	This option could support habitats along strategic road networks and within nearby settlements.	This option could support habitats at a localised scale.	This could support habitats at a strategic level through establishment of new habitats within new communities and their linkages to existing habitat networks along with supporting habitats at a localised level associated with dispersed growth.	
SA3	Maintain and where possible improve the quality and	-	--	+	+	++	--	Option E performs the most positively but Options C and D also perform positively
		The cumulative impact of development on water	The cumulative impact of development and particularly of	Development within public transport corridors may be able to	Development within the strategic highways corridors may be	Dispersed growth is more likely to provide development of a	A new community will likely require substantial upgrades and/or	

4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	availability of water resources?	infrastructure will be greater in certain locations and as such require upgrades to ensure sufficient capacity.	strategic expansions on water infrastructure will be greater in the towns and as such require upgrades to ensure sufficient capacity.	utilise existing capacity in some areas depending on the scale and concentration of potential development and proximity to existing settlements.	able to utilise existing capacity in some areas depending on the scale and concentration of potential development and proximity to existing settlements.	propionate scale across the district putting less cumulative pressure on infrastructure.	new infrastructure to meet water demands of the development. Dispersed growth is more likely to utilise existing capacity.	depending on the location and concertation of development within these corridors.
	Minimise the risk of flooding from all sources?	-	-	+	+	++	++	
		All of the SPA areas within the existing growth strategy have flood risk issues and so continuing to focus development towards these areas may make them less resilient to flooding depending on the specific locations chosen for development.	All of our towns experience some issues with flooding so focusing development towards these areas may make them less resilient to flooding overall depending on the specific locations chosen for development.	Development along public transport can focus development to areas within these corridors that are at lower risk of flooding.	Development along strategic highway corridors can focus development to areas within these corridors that are at lower risk of flooding.	Dispersed growth provides opportunities to spread development across the district and in areas that may be less at risk from flooding.	It will depend on which new community(ies) is pursued but in principle sites of this scale are more capable of providing flood mitigation if there are elements of the site at risk. Dispersed growth can complement this and spread smaller scale	

Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
							developments across the district in at low flood risk areas.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	+	++	+	+	--	-	Option B most positively supports this objective, with Options A, C and D also performing positively. Option F performs the most negatively with the greatest potential for the use of greenfield of higher agricultural quality . Option G is also somewhat negative.
		This option may result in some opportunities for previously developed land regeneration within towns and larger villages. It may also reduce the need for greenfield land especially as it could facilitate more dense development.	This option may result in some opportunities for previously developed land regeneration within towns and may also reduce the need for greenfield land especially as it could facilitate more dense development.	This option may result in some opportunities for previously developed land regeneration within settlements along these corridors and provide opportunities for various densities which may also reduce the need for greenfield land.	This option may result in some opportunities for previously developed land regeneration within towns and larger villages along strategic road networks therefore reduce the need for greenfield land especially as it could facilitate more dense development in larger settlements.	Dispersed growth could utilise previously developed land across the district but this is likely to be minimal in more rural areas. Also densities in these areas are likely to be much lower which could increase the use of greenfield land.	A new community(ies) will require a large amount of land, much is likely to be greenfield land. Various densities can be achieved in these sites which would reduce the pressure on using greenfield and in other locations less. Dispersed growth could utilise previously developed land across the district but this is likely to be minimal in more rural areas.	

4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	++	+	+	--	+	
		This option may be able to facilitate more medium and high density development which could minimise the use of higher grade agricultural land.	This option may be able to facilitate more dense development which could minimise the use of higher grade agricultural land.	This option may be able to facilitate various densities in settlements along these corridors which could minimise the use of higher grade agricultural land.	This option may be able to facilitate more medium and high density development which could minimise the use of higher grade agricultural land. It would also focus development in locations where there is minimal grade 1 agricultural land.	There is increased potential for agricultural land of higher quality being used for development.	Depending on the location of the new community(ies) a mixture of previously developed and agricultural land may be available with the opportunity to select sites in areas of grade 3. A range of densities could be incorporated to reduce the overall land take.	
SA5	Focus development in areas which are either well served by publicly accessible open and	+	++	N	N	-	+	Option B offers the greatest scope for supporting development in proximity to some established publicly accessible open and natural green
		Focusing development in line with existing strategy means developments are more likely to	This option is more likely to see development located in good proximity to accessible open	There may be opportunities to provide development with good accessibility to existing open and	There may be opportunities to provide development with good accessibility to existing open and	Distributed growth may result in some developments in particularly more rural areas not being well served	New communities can be masterplanned to include accessible and natural greenspace within	

Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	natural green space or have the capacity to provide additional such space?	be located in good proximity to accessible open and natural greenspace.	and natural greenspace or be of a scale to provide new accessible open and natural greenspace.	natural greenspace and provide additional space depending on the scale of proposals within this corridor.	natural greenspace and provide additional space depending on the scale of proposals within this corridor.	by existing accessible open and natural greenspace and also of a scale where they do not necessarily provide alongside the development.	them. Dispersed growth may be located in settlements with access to such areas but there may be some where it is not readily accessible.	spaces combined with creation of new assets. However, it has limitations regarding extensions and wider provision across the district.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	-	+	+	N	N	
		This option can support and enhance connectivity to existing green infrastructure areas located within and nearby to the SPAs and larger settlements but may not support those in other parts of the district.	This option can support and enhance connectivity to existing green infrastructure areas located within or nearby to towns but may not support those in other parts of the district.	This option has most potential to support and enhance strategic green infrastructure across the district such as the Great Ouse Valley and Great Fen green infrastructure priority areas. Green infrastructure across the rest of	This option has potential to support and enhance strategic green infrastructure such as the Great Ouse Valley and Nene Valley green infrastructure priority area. Green infrastructure across the rest of the district may not be directly impacted.	Distributed growth is unlikely to compromise existing green infrastructure but is also of a scale where connections or enhancements are made to them alongside the development.	New communities can be masterplanned to include new green infrastructure and also be of a scale to link to existing areas. this is dependent on the location of the new community. Dispersed growth is unlikely to significantly impact on strategic green infrastructure.	

4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
				the district may not be directly impacted.				
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	-	+	+	+	+	Overall, many of the options perform similarly. Options A and B have the potential to result in more negative impacts in terms of protecting sites designated for nature conservation.
		Focusing development in line with the existing strategy may result in adverse impact on sites such as Portholme Meadow and other protected sites within or nearby to these settlements.	Focusing development to the towns may give rise to more concentrated adverse impact on sites such as Portholme Meadow and other protected sites.	Development along these corridors are likely to only impact those sites within these routes.	Development along these corridors are likely to only impact those sites within these routes.	Distributed growth is unlikely to have a significant adverse impact on such sites but this would be dependent on specific site proposals.	New community proposals could have a greater impact on nature sites if they are in close proximity to them, they are also of a scale that could provide greater mitigation. Distributed growth is unlikely to result in significant opportunities to enhance connectivity beyond at a localised scale.	
	Promote opportunities for the	N	+	+	+	N	+	

Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	This option could cumulatively adversely impact designated nature sites but through development could also enhance them and connectivity between them.	This option could cumulatively adversely impact designated nature sites in and around towns such as Portholme Meadow and Hinchingsbrooke Park but through development could also enhance them and connectivity between them.	Development along these corridors have the potential to enhance connectivity of nature sites only located along these routes.	Development along these corridors have the potential to enhance connectivity of nature sites only located along these routes.	Distributed growth is unlikely to result in significant opportunities to enhance connectivity beyond at a localised scale but this would be dependent on specific site proposals.	New community proposals could provide new nature sites within them which could connect to designated sites. Distributed growth is unlikely to result in significant opportunities to enhance connectivity beyond at a localised scale.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	--	+	+	+	+	Options A and B perform the most negatively against this objective.
		This option could have a cumulative impact on the character of SPAs and larger settlements, the impact will be dependent on the scale of	This option could have a cumulative adverse impact on the character of our towns. Directing growth only in these areas is likely to adversely impact	Development along the public transport corridors could have an adverse impact on the landscape and townscape setting and character of the existing	Development along the strategic highways network could have an adverse impact on the landscape and townscape setting and character of	This option has the opportunity to spread development of a proportionate scale across the district supporting the vitality of settlements. There	New communities can be masterplanned and designed such that a distinct identity and sense of place can be formed and shaped, this could	

4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	Reinforce local distinctiveness and a sense of place?	development directed to each settlement but focusing development in these areas is likely to adversely impact their character and landscape setting.	their character and landscape setting as development may likely be in the form of peripheral edge of settlement development.	settlements along these routes without appropriate masterplanning. The impact will depend on the concentration and location of specific sites.	the existing settlements along these routes without appropriate masterplanning. The impact will depend on the concentration and location of specific sites.	is some risk to local character if developments are of a scale or type that does not harmonise with their context.	utilise local landscape characteristics, historic features of the site or nearby settlements as inspiration. This can take many years to develop. Dispersed growth can also be of a scale proportionate to settlements that can harmonise with their context.	
SA8	Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour	- The existing strategy for development focuses the majority of development to the most sustainable locations meaning there may be	- Focusing development within and around our existing towns could have a cumulative impact on raising pollution levels or be impacted by	- Development could be adversely impacted by pollution arising from its proximity to the road network and equally focusing development along	-- Development could be adversely impacted pollution arising from its proximity to the road network and equally focusing development along these corridors may raise pollution	+ A dispersed approach is unlikely to increase pollution levels substantially but this is dependent on location, scale and use of proposals.	+ A new community is of a scale to mitigate any sources of pollution and dispersed growth is unlikely to be of a scale to substantial increase levels of	Options F and G score more positively than the other options against this objective.

Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	pollution, in particular on the rural environment	increased risk from pollution by virtue of cumulative development.	pollution if in close proximity to the strategic road network.	these corridors may raise pollution levels.	levels particularly if congestion increases as a result.		pollution but this is dependent on location, scale and use of proposals.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	++	+	--	+	++	Options B and F would contribute best towards achieving this objective as they blend use of existing sustainable locations with provision of new ones.
		This option would continue to focus most housing growth in and around the district's main towns which provide sustainable locations. However, there is the risk that peripherally located development sites will be at a significant distance from central facilities.	This option would focus most housing growth around the district's main towns which provide sustainable locations. However, there is the risk that strategic scale expansion locations would be peripherally located and so will be at a significant	Locations on public transport corridors would be sustainable from a transport perspective but may not meet other community needs so well.	Locations on the strategic network would allow some sections of the community to meet their needs through car travel but would not support those without personal transport, particularly young, old or economically disadvantaged members of the community.	This option may support growth in some sustainable settlements with local service provision to meet needs with the growth potentially helping to support and maintain service levels. However, dispersal to small villages without any local services would not support sustainable development as	This option offers the opportunity to provide new communities with integral services and facilities to meet the needs of residents alongside some housing growth in more sustainably located villages which can benefit from and support existing services.	

4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
			distance from central facilities although due to their scale some facilities would be expected to be provided within the sites.			travel would be required to meet many needs.		
SA10	Support and enhance the more deprived areas of the district?	N	N	N	--	+	+	Option D performs particularly poorly against this objective with Options A and B offering most potential for linkages to existing social and community facilities and services.
		This option would support growth in the towns where most of the more deprived urban areas are located but offers limited support for growth in areas of rural deprivation.	This option would support growth in the towns where most of the more deprived urban areas are located but offers limited support for growth in areas of rural deprivation.	The main public transport corridors serve some more deprived areas but not all so this option would have a mixed impact on this objective.	The strategic road network is remote from most of the more deprived areas of the district so focusing growth there would not help achieve this objective.	This option could support growth across more deprived areas in more rural areas and to a lesser extent within towns depending on specific development sites brought forward.	New communities are unlikely to support or enhance more deprived areas although they could contribute to assisting with areas of rural deprivation as could the dispersed growth element.	
	Maximise opportunities for access to	++	++	-	--	N	+	

Stage B - Develop options and appraise effects

4

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	existing or proposed social and community facilities and services?	This option continues to maximise growth in and around settlements with existing social and community facilities and services.	This option would focus most housing growth around the district's main towns which currently provide the best offer for social and community facilities and services. Additional services and facilities could be included within the strategic expansion locations.	Some developments would be in reasonable proximity to existing social and community facilities and services but others could be remote and dependent on additional provision.	Most developments would be remote from existing social and community facilities and services leading to reduced accessibility and the need for substantial additional provision.	A high proportion of our villages have some form of social and community facilities and services but these are limited in most smaller villages reducing the overall range of services and facilities that could be accessed.	New communities would be expected to provide social and community facilities and services within them but the range of provision is likely to be limited compared to long established larger villages and towns. Provision for the dispersed element of growth would depend on specific settlements where growth was focused.	
SA11	Contribute to regeneration activities?	++	-	N	-	-	N	All options have potential to contribute towards this objective in term sof enhancing economic
		This option could contribute towards regeneration activities in our	Focusing growth on the outskirts of our towns is unlikely to support regeneration	The contribution of this option to delivery of the objective cannot be predetermined	This option is primarily expected to involve greenfield sites given the nature of	Although dispersed sites in villages could include some previously	The impact of this option will depend on the nature of the new community sites	

4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
		towns and larger villages where they exist.	activities as this would primarily involve greenfield sites.	as it would depend on the availability of sites in the public transport corridors and whether individually they would or would not contribute to regeneration.	land along our strategic road network although there is some scope for individual sites to support regeneration activities.	developed land this option is unlikely to significantly contribute towards regeneration activities.	selected and whether they comprise previously developed land in need of regeneration.	opportunities due to the scale of potential growth with Option A seeing growth best located to support regeneration activities.
	Enhance and diversify economic opportunities with the district?	+	++	++	++	+	++	
		Focusing most growth primarily in and around the main towns would provide continuity for investors and support enhancement of existing economic opportunities; scope for diversification may be limited by the more consistent nature of the land	This option allows for both large scale growth which could support enhanced and diversified economic opportunities with the benefit of proximity to concentrated labour forces and supply chain businesses.	Access to public transport corridors could help to enhance and diversify economic opportunities by providing a wide range site site location types.	The strategic road network has not been a primary focus for economic opportunities in Huntingdonshire so this option could significantly diversify economic opportunities.	Dispersed growth may diversify economic opportunities but the scale may be limited within village environments.	New communities would be designed to include substantial areas for economic development to provide balanced communities and reduce the need to travel to work. Such locations would enhance and diversify economic opportunities.	

Stage B - Develop options and appraise effects

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SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
		offer. It would have the benefit of proximity to concentrated labour forces and supply chain businesses.						Combined with some dispersed growth this option would provide a wide choice of economic development site types.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++ This option allows for maximisation of the usage of existing infrastructure and services supporting their provision and has the potential to support additional provision in locations that could also serve the wider community.	++ This option allows for maximisation of the usage of existing infrastructure and services supporting their provision and has the potential to support additional provision in locations that could also serve the wider community.	++ This option strongly aligns with delivery of this objective and would both support existing provision and support additional services and infrastructure.	N The strategic road network supports little public transport although some bus services use these routes to connect between existing settlements so this option could support and enhance these services.	- The potential locations for dispersed growth would have a variety of active travel and public transport services with some having none. Sufficient growth would need to be concentrated in particular locations to support additional provision.	+ New communities would be expected to fully integrate active travel and public transport infrastructure within their designs. However, public transport services would need sufficient connectivity to major centres to be viable in the long term. Dispersed growth elements would be	Both the town based options and the public transport corridor focused one would contribute towards this objective through supporting and potentially enhancing infrastructure and service provision.

4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
							able to make a variable contribution to this objective.	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p>	<p>+</p> <p>Focusing most growth primarily in and around the main towns would provide continuity for investors and support resilience of the local economy. Sites would have limited diversity although there would be some mix of town and village based opportunities.</p>	<p>++</p> <p>Strategic expansions could support large scale investment opportunities through a greater diversity of sites being available around existing towns. This could improve the resilience of the local economy and</p>	<p>+</p> <p>Access to public transport corridors could help to enhance and diversify investment opportunities and provide longer term resilience for the local economy and indigenous companies through proximity of</p>	<p>++</p> <p>The strategic road network has not been a primary focus for economic investment in Huntingdonshire so this option could attract significant new investment supporting resilience and diversification of</p>	<p>-</p> <p>Dispersed growth may diversify economic opportunities but the scale and economic attractiveness of less sustainably located village sites may fail to attract much new investment. this option could</p>	<p>++</p> <p>New communities would be designed to include substantial areas for economic development which would provide substantial opportunities for new investment and contribute to the portfolio of available sites.</p>	Options B, D and F all offer scope for strategic scale growth and investment opportunities to contribute to the local economy.

Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	Support retention and growth of indigenous companies? Encourage sustainable tourism?		promote growth opportunities for local companies without the need for significant relocation.	sustainable means of travel to work for employees.	the local economy through expanding the range of sites available.	benefit retention and growth of indigenous companies by facilitating growth in or near their current sites.	The contribution of the dispersed element of the option could partially assist with supporting the retention and growth of indigenous companies.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	++	++	+	--	-	-	Options A and B offer most scope to support this objective through concentration of increased catchment populations and spending power close to existing town centres.
		Continuing to focus most growth in and around the main towns would provide enhanced local spending power and expanded catchment populations to support town centre uses enhancing their attractiveness for investment.	Focus most growth around the main towns would provide enhanced local spending power and expanded catchment populations to support town centre uses enhancing their attractiveness for investment.	Public transport corridors typically connect between larger centres and enhanced growth along them could expand the accessible catchment population but in a less direct manner than town based growth options.	Focusing growth on the strategic road network would discourage use of our town centres by enhancing ease of access to larger city and town centres.	This option would contribute little to achieving this objective although there would be some enhanced local spending power and expanded catchment populations around all our towns they may not be sufficiently	New communities would be expected to include sufficient town centre uses to meet the day to day needs of residents to promote sustainable forms of development which would reduce their impact on providing support for modernisation of	

4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
						concentrated to facilitate significant modernisation.	town centres as would the dispersal of other growth. The location of growth would impact on whether potential residents were more likely to be attracted to our existing towns or to centres in the surrounding area.	
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	- This option could have a cumulative impact on the character of SPAs and larger settlements.	- This option could have a cumulative adverse impact on the character of our towns particularly strategic expansions which are likely to be peripheral edge of settlement proposals. These	+ Development along the public transport corridors could have an adverse impact on existing settlements but could also be of a scale that can be successfully integrated. The impact will depend	+ Development along the strategic highways network could have an adverse impact on existing settlements but could also be of a scale that can be successfully integrated. The impact will depend	++ This option has the opportunity to spread development of a proportionate scale across the district supporting the vitality of settlements.	+ New communities can be masterplanned and designed such that a distinct identity and sense of place can be formed and shaped, however this can take many years to fully develop.	Overall Options C, D, E and F perform positively depending on the scale and concentration of site specific proposals. Of these Option E performs marginally more positively as it may enable more opportunities

4 Stage B - Develop options and appraise effects

Green and Blue Infrastructure

Option - Green and Blue Infrastructure

Should we...

(You may pick multiple options)

Option A - Retain the existing four Green Infrastructure Priority Areas

Option B - Retain the existing Green Infrastructure Priority Areas and also designate additional areas identified within the Interim Huntingdonshire Nature Recovery Network

Option C - Allocate sites for new green and blue infrastructure and/or additional land for existing green and blue infrastructure to expand

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

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	++	All options perform positively in relation to this objective. Options B and C perform more strongly as they seek to designate/ allocate additional areas for green and blue infrastructure which could increase carbon sequestration
		Retaining the existing four green infrastructure priority areas will help in the achievement of this objective but not maximise opportunities as it does not designate further areas.	Retaining the existing four green infrastructure priority areas and also designating additional areas will maximise opportunities to	Allocating sites for green and blue infrastructure including land for existing areas to expand will provide opportunities to	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
			reduce green as emissions through greater opportunities to sequester carbon through the natural environment.	reduce green as emissions through greater opportunities to sequester carbon through the natural environment.	through the natural environment and assist in reducing carbon emissions.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	++	++	
		This option would retain the existing four green infrastructure priority areas only.	This option would retain the existing four green infrastructure areas and also designate additional areas so there will be greater opportunities to enhance green infrastructure and as a result absorption and dissipation of pollutants.	Allocating new sites for green and blue infrastructure including land for existing areas to expand will facilitate the enhancement of green infrastructure and as a result absorption and dissipation of pollutants.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	++	++	All options perform positively in relation to this objective. Options B and C perform more strongly as they seek to designate/ allocate additional areas for green and blue infrastructure.
		Safeguarding large areas of green and blue infrastructure supports the conservation and enhancement at a strategic scale of these areas which improves adaptability and resilience to the impacts of the climate emergency supports this objective.	Safeguarding current and also additional large areas of green and blue infrastructure as well as corridors that connect them further supports the conservation and enhancement at a strategic scale of these areas which improves adaptability	Allocating additional land for green and blue infrastructure as well as land where they could extend supports the conservation and enhancement at a strategic scale of these areas which improves adaptability and resilience to the	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
			and resilience to the impacts of the climate emergency supports this objective.	impacts of the climate emergency supports this objective.	
	Support habitats in adjusting to the impacts of the climate emergency?	+	++	++	
		This option will support the attainment of this objective for sites currently designated as their designation will be retained.	This option will support the attainment of this objective for sites currently designated and for additional sites and areas which will cover more habitats.	This option will support the attainment of this objective for additional sites and support the expansion of current sites and cover additional habitats.	
SA3	Maintain and where possible improve the quality and availability of water resources?	N	+	+	All options perform positively in relation to this objective. Options B and C perform more strongly as they seek to designate/ allocate additional areas for green and blue infrastructure which could have water bodies in them that could be conserved and enhanced. Additionally, these options increase the amount of land that could be used for flood mitigation.
		Retaining the existing priority areas would continue to safeguard these areas and enhance the quality of water bodies present within them.	Designating more sites for green infrastructure and particularly those identified within the NRN could enhance the quality of water bodies present within them.	Allocating additional land for green and blue infrastructure could conserve and enhance the quality of water bodies within these areas.	
	Minimise the risk of flooding from all sources?	+	++	++	
		Areas of green and blue infrastructure can be used as flood mitigation. For example the existing Great	Designating more sites which could safeguard land that could be used for flood mitigation would support this objective.	Allocating additional land for green and blue infrastructure could provide additional land that can be used to mitigate flooding.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		Ouse Valley Green Infrastructure Priority area includes flood meadows.			
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	N	+	+	Options B and C have greater potential to positively contribute towards protecting more greenfield land. All objectives are neutral in terms of conserving high quality agricultural land as it depends on which areas are considered and also the uses within the green and blue infrastructure areas.
		This option retains existing priority areas which conserves greenfield land already within these areas.	This option protects more greenfield land by designating them as green infrastructure priority areas.	This option protects more greenfield land by allocating additional land for green infrastructure.	
SA4	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	N	N	
		The impact will depend on the location of green and blue infrastructure so it cannot be predetermined at this stage. However, green infrastructure can also be used for agricultural use, for example, the Great Fen.	The impact will depend on the location of green and blue infrastructure so it cannot be predetermined at this stage. However, green infrastructure can also be used for agricultural use, for example, the Great Fen.	The impact will depend on the location of green and blue infrastructure so it cannot be predetermined at this stage. However, green infrastructure can also be used for agricultural use, for example, the Great Fen.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	+	++	All options perform positively, however Option C performs the most positively as it could allocate further areas and locations for existing green and blue infrastructure sites to expand therefore retaining
		The existing green infrastructure priority areas provide a range of leisure and recreational opportunities, retaining these areas will support	Designating more areas including areas identified in the NRN could diversify the leisure offer that green and blue infrastructure provides across Huntingdonshire as well connectivity between them.	Allocating additional sites for green and blue infrastructure provides opportunities to enhance the leisure offer across Huntingdonshire. Also	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		current and future leisure opportunities in these locations.		allocating land for new and existing areas to expand into as needed over time provides a longer view to address potential increases in use and diversification of uses.	and supporting existing natural open spaces people enjoy and support the strategic green infrastructure network.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	++	++	
		This option will support the attainment of this objective but only for sites currently designated.	This option includes the retention of existing priority areas as well as the designation of additional sites for green and blue infrastructure.	This option includes the allocation of further sites for green and blue infrastructure, these could be new sites or land that could extend existing or future green infrastructure priority areas.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	+	N	Option B performs the most positively as it includes the designation of additional areas in line with those identified in the NRN. The other options could perform positively if designated nature sites were located within these areas.
		This option will retain existing sites for green and blue infrastructure which may support this objective where there are designated sites included within those areas.	This option includes the retention of existing priority areas as well as the designation of additional sites for green and blue infrastructure in line with the NRN supporting habitat connectivity which may include designated sites.	Allocating further sites for green and blue infrastructure may support this objective where there are designated sites included within those areas.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	+	N	
		This option will retain existing sites for green and blue infrastructure which may support this objective where there are designated sites included within those areas.	This option includes provision to designate further green infrastructure areas in line with the NRN. This provides opportunities for habitat connectivity between green and blue infrastructure areas but also between designated and non-designated sites of biodiversity value.	Allocating further sites for green and blue infrastructure may support this objective where there are designated sites included within those areas.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place?	+	++	++	Option B performs the most positively as it includes the designation of further sites which could be of landscape and townscape value.
		This would protect and enhance key areas of strategic landscape value. It also reinforces their importance for local distinctiveness as these areas also fundamentally shapes the character of several of the district towns and villages, for example the Great Ouse Valley runs	This would protect and enhance key areas of strategic landscape value and designate further areas. This approach reinforces their importance for local distinctiveness as these areas also fundamentally shapes the character of several of the district towns and villages. Designating further	This would protect and enhance key areas of strategic landscape value and allocate further areas. This approach reinforces their importance for local distinctiveness as these areas also fundamentally shapes the character of several of the district towns and villages. Allocating more land for such	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		through three of our towns. This option does not seek to identify further areas which could have further contributed to the attainment of this objective.	areas will further support the attainment of this objective over option A.	uses will further support the attainment of this objective over option A.	
SA8	Promote actions to reduce contributions to air pollution?	+	+	+	All options have the potential to perform positively against this objective.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	Land developed for green and blue infrastructure is less likely to result in pollution so less likely to impact the natural environment.	Land developed for green and blue infrastructure is less likely to result in pollution so less likely to impact the natural environment.	Land developed for green and blue infrastructure is less likely to result in pollution so less likely to impact the natural environment.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	N	N	Objective not relevant to option.
		Objective not relevant to option.	Objective not relevant to option.	Objective not relevant to option.	
SA10	Support and enhance the more deprived areas of the district?	N	N	N	Objective not relevant to option.
		Objective not relevant to option.	Objective not relevant to option.	Objective not relevant to option.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	+	++	++	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		Sites and areas used for green and blue infrastructure provides open space for people to socialise in.	Additional sites and areas used for green and blue infrastructure will provide further open space for people to socialise in.	Additional sites and areas used for green and blue infrastructure will provide further open space for people to socialise in.	
SA11	Contribute to regeneration activities?	N	N	N	All options have the potential to provide additional opportunities to support small and local businesses particularly in more rural areas of the district.
		Objective not relevant to option.	Objective not relevant to option.	Objective not relevant to option.	
SA11	Enhance and diversify economic opportunities with the district?	+	++	++	
		Green and blue infrastructure can support small businesses through the provision of shops, cafes and community centres within these sites. This contributes towards the local economy and jobs particularly in more rural areas.	Further areas for green and blue infrastructure will provide more opportunity for local and small businesses through the provision of shops, cafes and community centres within these sites.	Further areas for green and blue infrastructure will provide more opportunity for local and small businesses through the provision of shops, cafes and community centres within these sites.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	+	+	All options perform positively, however levels of accessibility via sustainable travel modes vary depending on the location of green infrastructure sites.
		Some existing green infrastructure priority areas are located within or adjoining settlements within sustainable travel routes making them more	Designating further areas will provide greater opportunities for people to access these sites and more likely that areas of strategic scale green and	Allocating further areas will provide greater opportunities for people to access these sites and more likely that areas of strategic scale green and	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		accessible. Some however are located within the countryside where accessibility via public transport is very limited. There may be public rights of way that link the sites but route length and their accessibility to all users will vary.	blue infrastructure is within sustainable travel routes for more communities. Some may still be within the countryside where access is difficult.	blue infrastructure is within sustainable travel routes for more communities. Some may still be within the countryside where access is difficult.	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	<p style="text-align: center;">+</p> <p>The existing green infrastructure priority areas support various scales of tourism, continuing their designation would continue to support tourism, small local businesses and investment.</p>	<p style="text-align: center;">++</p> <p>Retaining the existing priority areas and also designating additional priority areas will support the attainment of this objective by providing further opportunities for local and small business to set up within these areas as well as tourism.</p>	<p style="text-align: center;">++</p> <p>Allocating land for additional priority areas and or land for existing priority areas to expand to will support the attainment of this objective by providing further opportunities for local and small business to set up within these areas as well as tourism.</p>	All options have the potential to positively contribute towards localised tourism activities and leisure activities, options B and C more so as more land will be designated/allocated for green and blue infrastructure.
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<p style="text-align: center;">N</p> <p>Objective not relevant to option.</p>	<p style="text-align: center;">N</p> <p>Objective not relevant to option.</p>	<p style="text-align: center;">N</p> <p>Objective not relevant to option.</p>	Objective not relevant to option.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	+	++	++	Accessible strategic and localised scale green and blue infrastructure supports healthy and resilient communities, all options perform positively but Options B and C perform more positively as they will allocate additional areas of land for green and blue infrastructure.
		Areas of accessible strategic and localised scale green and blue infrastructure supports healthy and resilient communities. It can also provide important landscape settings to settlements and shape the identity of communities. Retaining the existing areas would support this objective.	Retaining existing priority areas would support this objective, designating further areas would further support the objective.	Allocating new sites for green and blue infrastructure will give greater importance to areas of localised and strategic scale importance to communities and support their retention. Also allocating land for existing areas to expand onto will do this.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	The impact will depend on the location of green and blue infrastructure so it cannot be predetermined at this stage.
		The impact will depend on the location of green and blue infrastructure so it cannot be predetermined at this stage.	The impact will depend on the location of green and blue infrastructure so it cannot be predetermined at this stage.	The impact will depend on the location of green and blue infrastructure so it cannot be predetermined at this stage.	

4 Stage B - Develop options and appraise effects

The Approach to Climate Change

4.18 Our first set of options relate to decarbonisation scenarios

Option - Decarbonisation Scenarios

Should we....

(Please pick one option.)

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

Option B - Maximise reductions by 2040 using current technologies

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

4.19 The first three SA objectives are directly relevant, the remaining SA objectives have been removed as a result.

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	--	++	+	Option B is the most ambitious carbon reduction option by maximising reductions as far as possible up to 2040 ahead of national targets. Option C also
		This option will largely continue existing trends and would only reduce carbon emissions by 28% by 2050.	This option is a more ambitious option which aims to maximise carbon emissions by as much as	This option broadly align with CCC's balanced pathway for decarbonisation. This option	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		This will leave the district substantially short of national targets of being at zero by 2050.	possible by 2040 ahead of national targets. With current technologies available carbon reductions could be about 53% by 2040 and will be higher by 2050.	sees emissions reduce by 76% with a net zero by 2050 only be achieved through carbon capture/ removal technologies.	performs positively but looks forward to 2050 instead and identifies a pathway for achieving net zero.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	--	++	++	
		This option would likely have a limited impact on facilitating enhancements to green infrastructure to assist in meeting this ambition decarbonisation scenario.	This option could facilitate enhancements to green infrastructure to assist in meeting this ambition decarbonisation scenario.	In order to achieve net zero by 2050 carbon removal and capture technologies will be required. Green infrastructure will play an important role in achieving this. Therefore this option would require enhancements to existing and new networks of strategic green infrastructure to meet required carbon removal targets.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	+	+	Options B and C perform most positively against this objective.
		To maximise opportunities to reduce emissions development would have to be placed in sustainable locations that could utilise	To maximise opportunities to reduce emissions development would have to be placed in sustainable locations that could utilise	To maximise opportunities to reduce emissions development would have to be placed in sustainable locations that could utilise	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		sustainable modes of transport and be resilient to the impacts of climate change.	sustainable modes of transport and be resilient to the impacts of climate change.	sustainable modes of transport and be resilient to the impacts of climate change.	
	Support habitats in adjusting to the impacts of the climate emergency?	--	++	++	
		Reducing emissions can have a positive impact on supporting habitats and minimising climate impacts on them, however, this option will have a limited impact.	Reducing emissions can have a positive impact on supporting habitats and minimising climate impacts on them.	Supporting carbon removal and capture through the natural environment would also help to support habitats in adjusting to the impacts of the climate emergency.	
SA3	Maintain and where possible improve the quality and availability of water resources?	N	N	N	Overall Options B and C perform positively with Option B more so.
		This is not directly relevant to decarbonisation scenarios however minimising the carbon impact of infrastructure will also be important in transitioning to a net zero future.	This is not directly relevant to decarbonisation scenarios however minimising the carbon impact of infrastructure will also be important in transitioning to a net zero future.	This is not directly relevant to decarbonisation scenarios however minimising the carbon impact of infrastructure will also be important in transitioning to a net zero future.	
	Minimise the risk of flooding from all sources?	--	++	+	
		Reducing emissions will help to reduce the impact of climate change including the risk of flooding,	Reducing emissions will help to reduce the impact of climate change including the risk of flooding. This	Reducing emissions will help to reduce the impact of climate change including the risk of flooding. This	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		however, this option will have a limited impact as emissions may only reduce by 28% meaning that the impacts of climate change including flooding would continue and may worsen.	option provides an accelerated approach to maximising net zero by 2040 which would have an impact on minimising potential climate change associated flooding.	option provides an approach demonstrating that net zero can be achieved by 2050 which would have an impact on minimising potential climate change associated flooding.	

4 Stage B - Develop options and appraise effects

4.20 The second set of options relate to renewable energy

Option - Renewable Energy

Should we....

(Please pick one option.)

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

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

4.21 Only the most directly relevant SA objectives have been included below, the remaining SA objectives have been removed as a result.

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	Option B performs more positively as it is more ambitious in meeting more of our energy demand from renewable sources and therefore supporting to reduce emissions.
		A business as usual option will move the district towards increasing our update of renewables, however only 41% of our energy demand would be met by renewable sources of energy.	An ambitious option would move the district substantially closer towards meeting the majority of our demand through renewable energy, up to about 80% by 2050.	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	N	
		Renewable energy generation will have a limited impact on this promoting enhancements to green infrastructure.	Renewable energy generation will have a limited impact on this promoting enhancements to green infrastructure.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	N	Overall, both options perform similarly against this objective.
		Renewable energy installations will be required to be located in places where they are sustainable and resilient to ensure that energy generation is also resilient.	Renewable energy installations will be required to be located in places where they are sustainable and resilient to ensure that energy generation is also resilient. More renewable energy installations may result in more development in less resilient locations.	
	Support habitats in adjusting to the impacts of the climate emergency?	+	++	
		Renewable energy places an important role in reducing our carbon emissions. Reducing emissions can have a positive impact on supporting habitats and minimising climate impacts on them.	Renewable energy places an important role in reducing our carbon emissions. Reducing emissions can have a positive impact on supporting habitats and minimising climate impacts on them. This option is an ambitious one so would help to maximise these opportunities up to 2050.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA3	Maintain and where possible improve the quality and availability of water resources?	N	N	Overall, Option B being the more ambitious option performs more positively as it increases the uptake of renewable energy in meeting energy demand and therefore places a more significant role in reducing emissions and climate change related impacts such as flooding.
	Minimise the risk of flooding from all sources?	+	++	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	-	-	Both options perform similarly, Option A is marginally more positive as it may result in less land being developed for renewable energy than Option B.
		There may be opportunities across the district to utilise some previously developed land or on existing buildings for renewable energy but it is likely that greenfield land will also be required. However, the amount of land required could vary significantly depending on the technologies adopted with some such as rooftop solar being an integral part of other development.	Increasing the quantity of renewable energy installations to facilitate this increase in usage would likely require more greenfield land to do this but opportunities on previously developed land can still be utilised. However, the amount of land required could vary significantly depending on the technologies adopted with some	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
			such as rooftop solar being an integral part of other development.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	++	++	
		There may be opportunities across the district to utilise land of the lowest agricultural quality in order to meet the land requirements of this option.	In the developable potential, grade 1 and 2 land have been discounted conserving the highest quality land to minimise the impact of renewable energy installations on higher grade agricultural land.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	N	Both options perform similarly, Option A is marginally more positive as it may result in less adverse impact on strategic green and blue infrastructure improvements.
		This is not directly relevant to this option.	This is not directly relevant to this option.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	+	
		Designated green infrastructure areas were considered as one of the constraints before calculating the potential capacity for renewable energy generation technologies and sufficient areas identified to deliver this option without compromising networks subject to appropriate site selection.	Designated green infrastructure areas were considered as one of the constraints before calculating the potential capacity for renewable energy generation technologies and sufficient areas identified to deliver this option without compromising networks subject to appropriate site selection.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA6	Protect sites of designated biodiversity or geodiversity significance?	+	+	Both options perform similarly against this objective as nature conservation sites were taken into account when calculating capacity but achieving it is dependent on the specific sites selected.
		Designated nature conservation assets were considered as one of the constraints before calculating the potential capacity for renewable energy generation technologies and sufficient areas identified to deliver this option without compromising protected sites subject to appropriate site selection.	Designated nature conservation assets were considered as one of the constraints before calculating the potential capacity for renewable energy generation technologies and sufficient areas identified to deliver this option without compromising protected sites subject to appropriate site selection.	
SA6	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	N	
		Renewable energy generation will have a limited impact on this promoting enhancements to designated nature sites.	Renewable energy generation will have a limited impact on this promoting enhancements to designated nature sites.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	N	N	The impact of both options depend on the location and scale of renewable energy proposals.
	Reinforce local distinctiveness and a sense of place?	The impact will depend on location of development schemes and cannot be predetermined. Minor scale renewable energy proposals are less likely to detrimentally impact upon local character, however this may be more acute where there are designated heritage assets. Larger scale proposals may result	The impact will depend on location of development schemes and cannot be predetermined. Minor scale renewable energy proposals are less likely to detrimentally impact upon local character, however this may be more acute where there are designated heritage assets. Larger scale proposals may result	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		in greater landscape impact which will require assessment and mitigation. Ultimately, this impact should be considered in balance with the impacts arising from climate change.	in greater landscape impact which will require assessment and mitigation. Ultimately, this impact should be considered in balance with the impacts arising from climate change.	
SA8	Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	+ Generating some additional power through renewable resources would reduce remaining demand on burning fossil fuels to generate power and so make some contribution towards reducing air pollution.	++ Generating a high proportion of our energy needs through renewable resources would significantly reduce remaining demand on burning fossil fuels to generate power and so make a significant contribution towards reducing air pollution.	Option B offers the greatest potential to contribute towards this objective by maximising our contribution towards reducing the burning of fossil fuels.
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	N The impact will depend on location of development schemes and cannot be predetermined.	N The impact will depend on location of development schemes and cannot be predetermined.	The impact will depend on location of development schemes and cannot be predetermined.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+ Designated heritage assets were considered as one of the constraints before calculating the potential capacity for renewable energy generation technologies and sufficient areas identified to	+ Designated heritage assets were considered as one of the constraints before calculating the potential capacity for renewable energy generation technologies and sufficient areas identified to	Whilst designated heritage assets were taken into account the potential remains for previously unknown archaeological assets to be impacted on any potential site.

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		deliver this option without compromising protected sites subject to appropriate site selection.	deliver this option without compromising protected sites subject to appropriate site selection.	

Tackling Flooding and Water

4.22 We have set out several options relating to flooding and water. The first two sets of options relate to Integrated Flood and Water Management. Only a limited number of the sustainability appraisal objectives are relevant to these issues so all others have been deleted.

Option - Integrated Flood and Water Management 1

Should we....

(You may pick multiple options)

Option A - Meet national requirements only.

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

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

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

4.23 The first three SA objectives are directly relevant, the remaining SA objectives have been removed as a result.

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	+	Option B would provide the most diverse approaches to integrated flood and water management, including enhancements and additions to green infrastructure networks, which would assist with carbon sequestration. Options A and C would both make a positive contribution towards the objective.
	This option could assist with reducing greenhouse gas emissions through incorporation of natural flood management techniques including open space provision for flood alleviation and tree planting.		This option would assist with reducing greenhouse gas emissions through incorporation of natural flood management techniques including open space provision for flood alleviation and tree planting in all developments.	This option could assist with reducing greenhouse gas emissions through incorporation of natural flood management techniques including open space provision for flood alleviation and tree planting in some locations.	
SA1	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	++	+	
	National requirements provide a choice of potential approaches which could contribute towards enhancement of existing flood meadows and provision of additional green infrastructure for flood alleviation and tree planting which would contribute to this objective.		Requiring natural flood management techniques would include tree planting, green infrastructure provision and enhancement and river restoration in suitable locations all of which would contribute to achieving this objective.	This option would support enhancement of existing flood meadows and provision of additional green infrastructure for flood alleviation and tree planting in areas of high and medium risk which would contribute to this objective.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	++	+	Option B would provide most opportunities to adapt and enhance resilience to impacts of climate change through being applied across the
	This option would not contribute towards this objective at any enhanced		This option would facilitate the greatest long term resilience above and	This option would contribute towards this objective by supporting approaches that would minimise risk in	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		level or speed above national requirements and would be subject to national changes in priorities.	beyond current modelling levels of potential climate change impact levels.	areas known to be of higher and medium vulnerability to unavoidable impacts of climate change.	whole district allowing for more longer term resilience and promoting multifunctional benefits for habitats.
	Support habitats in adjusting to the impacts of the climate emergency?	+	++	+	
		National guidance does not require but suggests that it is possible to integrate natural flood management techniques with any proposed sustainable drainage systems and green infrastructure provision to maximise multifunctional benefits which should contribute to supporting habitats and meeting this objective.	Requiring natural flood management techniques within all developments schemes, potentially alongside sustainable drainage systems and green infrastructure provision would maximise multifunctional benefits contributing to supporting habitats and meeting this objective across the district.	Requiring natural flood management techniques within all developments schemes, potentially alongside sustainable drainage systems and green infrastructure provision would maximise multifunctional benefits contributing to supporting habitats and meeting this objective in high and medium risk locations.	
SA3	Maintain and where possible improve the quality and availability of water resources?	+	++	+	Option B again provides the greatest opportunities to achieve this objective through working towards integrated flooding and water management across the whole district rather than only in specific locations and by using the greatest range of potential techniques.
		Applying national guidance would support delivery of this objective in terms of maintaining water resources but may not achieve improvements to quality that could arise from wider introduction of natural flood management techniques.	Requiring natural flood management techniques within all developments schemes could assist in improving the quality and availability of water resources throughout the district.	Requiring natural flood management techniques within all developments schemes could assist in improving the quality and availability of water resources in high and medium risk locations.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Minimise the risk of flooding from all sources?	+	++	+	
		Applying national guidance would support delivery of this objective but may not bring other co-benefits such as green infrastructure.	This option would provide the greatest diversity of approaches to minimising flood risk and require this throughout the district.	This option would provide the greatest diversity of approaches to minimising flood risk but only require it in specific locations.	

Option - Integrated Flood and Water Management 2

Should we...

(You may pick multiple options)

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

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

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

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

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

4.24 Two SA objectives are directly relevant, the remaining SA objectives have been removed as a result.

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA2	Concentrate new development in locations that maximise	N	N	N	N	Option B through seeking betterment throughout the district would make the

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	The option does not impact where development is located so does not contribute towards this objective.	The option does not impact where development is located so does not contribute towards this objective but would promote resilience to unavoidable flooding impacts throughout the district.	The option does not impact where development is located so does not contribute towards this objective but would promote resilience to unavoidable flooding impacts in areas known to be at higher flood risk.	The option does not impact where development is located so does not contribute towards this objective.	greatest contribution towards supporting habitats in adjusting to the impacts of the climate emergency. Although the options do not impact where development is located options B and C would promote resilience to unavoidable flooding impacts of the climate emergency.
	Support habitats in adjusting to the impacts of the climate emergency?	+	++	+	+	
		Requiring developments to avoid flooding elsewhere would support those habitats in responding to the impacts of the climate emergency.	Seeking betterment on and around sites throughout the district would maximise the area of habitats supported in adjusting to the impacts of the climate emergency.	Seeking betterment on and around sites in areas of high and medium risk would provide support for some habitats in adjusting to the impacts of the climate emergency.	Surface water management plans where applicable would help to manage impacted habitats in adjusting.	
SA3	Maintain and where possible improve the quality and availability of water resources?	N	++	+	+	Option B would make the greatest contribution towards achieving this objective as it seeks to
		This option would offer very limited scope towards achieving this	Seeking betterment in all sites and the area around them would	Seeking betterment for sites and the area around them within	This option would contribute towards maintenance and	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		objective but may assist in maintaining quality and availability of water resources through limited reduction of flooding.	maximise the opportunities to improve water quality by avoidance of contamination and availability of water through ensuring management of water flows from new developments.	high and medium flood risk areas would maximise their opportunities to improve water quality by minimisation of contamination and availability of water through ensuring management of water flows from new developments.	improvement of water quality through minimisation of contamination of surface water flows.	provide betterment throughout the whole of the district.
	Minimise the risk of flooding from all sources?	+	++	+	N	
		This approach would offer a limited contribution to minimising flooding by avoiding its impacts beyond the site.	This option would seek minimisation of flooding within the site and the surrounding area and betterment of any current flood risk throughout the district.	This option would seek minimisation of flooding within the site and the surrounding area and betterment of any current flood risk within parts of the district at high and medium risk of flooding.	This option would concentrate on minimising the risk of surface water flooding only and not address all sources.	

4 Stage B - Develop options and appraise effects

- 4.25 The next two sets of options relate to water efficiency, the first is water efficiency in residential developments and the second is water efficiency in non-household development.

Option - Water Efficiency in Residential Development

Should we...

(You may pick multiple options)

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

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

Option C - Ask that **all residential developments go above current/future Building Regulations standards and require up to 80 l/p/d** if practicable, investigating opportunities for efficient fixtures and fittings, rainwater harvesting and greywater recycling ⁽³⁶⁾

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

- 4.26 Two SA objectives are directly relevant, the remaining SA objectives have been removed as a result.

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

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	N	N	Option C would best contribute to this option by minimising the additional demands on water supply of new homes adapting to increased likelihood of seasonal droughts and supporting habitats by making lower water demands on them.
	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective.	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective but would promote resilience to unavoidable impacts of the climate emergency in terms of reduced water availability.	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective but would promote resilience to unavoidable impacts of the climate emergency in terms of reduced water availability.		
SA2	Support habitats in adjusting to the impacts of the climate emergency?	-	+	++	
	This would introduce a higher water allowance per person per day in new homes than the adopted Local Plan policy and place additional stress on water habitats and supplies.	This option would build on the current approach to water consumption that would reduce proportionate demand from new homes slightly contributing towards this objective.	Substantially reducing the water demands of new properties should help support habitats in adjusting to the impacts of the climate emergency by making lower water demands on them.		
SA3	Maintain and where possible improve the quality and availability of water resources?	--	+	++	Option C again would make the best contribution towards achieving this objective by

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		Huntingdonshire is within an area of severe water stress; this option would enable new homes to take a higher water allowance per person per day than the adopted Local Plan policy and place additional stress on quality and availability of water resources	Huntingdonshire is within an area of severe water stress; this option would build on the current approach to water consumption that would reduce proportionate demand from new homes contributing towards maintain of quality and availability of water resources.	Substantially reducing the water demands of new homes would contribute towards maintaining and potentially improving the quality and availability of water resources in the longer term.	making the least additional demands on the availability of water resources allowing the greatest potential for maintenance of water quality.
	Minimise the risk of flooding from all sources?	N	N	N	
		The amount of water allowed in new homes per person per day would not impact on flood risk minimisation.	The amount of water allowed in new homes per person per day would not impact on flood risk minimisation.	The amount of water allowed in new homes per person per day would not impact on flood risk minimisation.	

Option - Water Efficiency in Non-Household Development

Should we....

(You may pick multiple options)

Option A - Have no policy.

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

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

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

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

4.27 Two SA objectives are directly relevant, the remaining SA objectives have been removed as a result.

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA2	Concentrate new development in locations that maximise	N	N	N	N	Option B would best contribute to this option by minimising the

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective.	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective but would maximise promotion of resilience to unavoidable impacts of the climate emergency in terms of reduced water availability.	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective but would enhance resilience to unavoidable impacts of the climate emergency in terms of reduced water availability.	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option would further support resilient to water stress.	additional demands on water supply of new non-household properties adapting to increased likelihood of seasonal droughts and supporting habitats by making lower water demands on them. Option D, if applied in conjunction with Option B would reinforce these benefits.
	Support habitats in adjusting to the impacts of the climate emergency?	-	++	+	+	
		This would introduce a higher water allowance than the adopted Local Plan policy and place additional stress on water habitats and supplies.	This option would set the most ambitious target for reducing water usage minimising the additional stress on water habitats and supplies.	This option would set more ambitious targets for reducing water usage minimising the additional stress on water habitats and supplies than the current policy.	This option would further reduce demands on water that is released in an uncontrolled fashion reducing potential stress to habitats from unexpected water.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA3	Maintain and where possible improve the quality and availability of water resources?	--	++	+	++	Option B again would make the best contribution towards achieving this objective by making the least additional demands on the availability of water resources allowing the greatest potential for maintenance of water quality. Option D would reinforce the availability of water resources by avoiding wastage.
	Huntingdonshire is within an area of severe water stress; this option would enable new non-household properties to take a higher water allowance than the adopted Local Plan policy and place additional stress on quality and availability of water resources		Substantially reducing the additional water demands of new non-household properties would contribute towards maintaining and potentially improving the quality and availability of water resources in the longer term.	This option would build on the current approach to water consumption for non-household properties that would reduce additional demand contributing towards maintain of quality and availability of water resources.	This option would reduce wastage of water resources substantially contributing to this objective.	
SA3	Minimise the risk of flooding from all sources?	N	N	N	N	
	The amount of water allowed in new non-household properties would not impact on flood risk minimisation.	The amount of water allowed in new non-household properties would not impact on flood risk minimisation.	The amount of water allowed in new non-household properties would not impact on flood risk minimisation.	The amount of water allowed in new non-household properties would not impact on flood risk minimisation.	The amount of water allowed in new non-household properties would not impact on flood risk minimisation.	

4 Stage B - Develop options and appraise effects

Housing Tenures and Housing Mix

4.28 We have explored several sets of options covering various housing types and tenures. The first relates to affordable housing proportion.

Option - Affordable Housing Proportion

Should we...

(You may pick multiple options)

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

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

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

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

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

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	N	N	N	Housing tenure in itself has little impact on SA1 with minor potential benefits from options allowing for lower density or more growth through their potential for enhanced green infrastructure networks.
		Housing tenure will not impact on this objective although it may be impacted by the overall scale of growth.	Housing tenure will not impact on this objective although it may be impacted by the overall scale of growth.	Housing tenure will not impact on this objective although it may be impacted by the overall scale of growth.	Housing tenure will not impact on this objective although it may be impacted by the overall scale of growth.	
SA1	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	-	N	+	+	
		May minimise the amount of development land required and increase overall density limiting the potential for provision and enhancement of green infrastructure networks.	Tenure of housing would not give rise to variation in provision of green infrastructure between schemes.	May improve the viability of larger schemes increasing their potential to support and enhance green infrastructure networks.	May lead to additional development with increased prospects for provision and enhancement of green infrastructure networks,	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	N	N	-	Option A performs marginally better but this is only due to the potentially reduced scale of development and so the ability to concentrate this in more resilient locations.
		May minimise the amount of development land required and maximise opportunities to concentrate that in more resilient locations.	Tenure of housing would not give rise to variation in ability to maximise opportunities to focus in more resilient locations.	The impact will depend on whether or not larger schemes requiring infrastructure are in locations which have potential to adapt and be more resilient but this cannot be predetermined as it is	May lead to additional development which could reduce the opportunities for that to be concentrated in more resilient locations	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
				dependent on development sites selected.		
	Support habitats in adjusting to the impacts of the climate emergency?	N	N	N	N	
		Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	
SA3	Maintain and where possible improve the quality and availability of water resources?	-	N	N	-	Options C and D perform slightly better due to the potentially lower density of development although this is predicated on affordable homes typically being built to a higher density than market homes.
		The potentially increased density of homes in a limited range of locations may generate increased pressure on water infrastructure.	All development schemes would have the same proportion of affordable housing so there would be no impact on the demand for water.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	May lead to additional development increasing the level of demand for water and placing quality and availability at more risk.	
	-	N	+	+		
	Minimise the risk of flooding from all sources?	The potentially increased density of homes in a limited range of locations may generate increased pressure on surface water flooding through a higher proportion of impermeable surfaces.	All development schemes would have the same proportion of affordable housing so there would be no distinction in the level of flood risk created.	The potential for lower overall density of development could reduce surface water flood risk in development schemes and allow more scope for nature based solutions.	The potential for lower overall density of development could reduce surface water flood risk in development schemes and allow more scope for nature based solutions.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	++	+	N	-	Option A performs best again based on the expectation that affordable homes are typically built to a higher density and thus require less overall land allowing for preference to be given to previously developed sites.
	Affordable homes are typically built at a higher density than market homes making a more efficient use of land. Maximising the proportion of affordable housing may reduce the overall amount of land required for development.		All development schemes would have the same proportion of affordable housing so there would be no impact on the proportion of land required.	The impact will depend on whether or not larger schemes requiring infrastructure are on previously developed land or not which cannot be predetermined.	May lead to additional land requirements overall increasing the risk of lack of availability of previously developed land for development.	
SA4	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	N	-	-	
	Affordable homes are typically built at a higher density than market homes making a more efficient use of land. Maximising the proportion of affordable housing may reduce the overall amount of land required for development.		Treating all schemes equally will give rise to no impact on the grade of land used for development.	May lead to additional land requirements overall increasing the risk of higher grade land being required for development.	May lead to additional land requirements overall increasing the risk of higher grade land being required for development.	
SA5	Focus development in areas which are either well served by publicly	N	N	+	+	The tenure of housing has little impact on this objective but Options C

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	accessible open and natural green space or have the capacity to provide additional such space?	Provision of potentially more dense development overall whilst it could be located in areas which are currently well served by accessible greenspace would be restricted in their ability to provide additional such space.	Treating all schemes equally will give rise to no impact on their accessibility to greenspace or ability to provide more.	Lower affordable housing provision will not impact on the larger schemes' ability to be focused in locations which are well served by accessible greenspace but it may improve their viability increasing their potential to provide additional such space.	Lower affordable housing provision overall will not impact on scheme's ability to be focused in locations which are well served by accessible greenspace but it may improve their viability increasing their potential to provide additional such space.	and D may have margin benefits due to enhanced viability allowing for support to provide additional publicly accessible open and natural green space.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	N	N	
		The impact will depend on location of development schemes and cannot be predetermined	The impact will depend on location of development schemes and cannot be predetermined	The impact will depend on location of development schemes and cannot be predetermined	The impact will depend on location of development schemes and cannot be predetermined	
SA6	Protect sites of designated biodiversity or geodiversity significance?	+	N	N	-	The impact of the tenure of housing on designated biodiversity or geodiversity sites is more dependent on the amount of land required resulting
		May minimise the amount of development land required to meet affordable housing	Treating all schemes equally will give rise to no distinction in their ability to protect sites of	The impact will depend on whether or not larger schemes requiring infrastructure are in close proximity to sites of biodiversity	May lead to additional land requirements overall increasing the risk of development in close proximity to sites of biodiversity or geodiversity value.	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		need reducing the risk of development in close proximity to sites of biodiversity or geodiversity value.	designated biodiversity or geodiversity significance.	or geodiversity value cannot be predetermined		from the option than the tenure of the homes once occupied. Sites with a lower proportion of affordable homes have the potential benefit of improved viability and hence more scope for supporting the recovery or enhancing the connectivity of designated sites.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	-	N	++	++	
		Provision of potentially more dense development overall would reduce opportunities for recovery or additional provision of biodiversity sites to promote connectivity	Treating all schemes equally will give rise to no distinction in their ability to promote recovery or enhanced connectivity.	May improve the viability of larger schemes increasing their potential to support and enhance biodiversity and the connectivity of sites.	Lower density and potentially additional land provision for development could enhance opportunities for connectivity of sites of biodiversity value	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place?	--	N	++	+	Option C presents clear advantages for this objective as it would facilitate greater flexibility in the density of development layout.
		Maximising the proportion of affordable housing in all developments would generate higher density schemes more frequently that would be more challenging to protect and enhance local characteristics and distinctiveness.	Treating all schemes equally will give rise to no distinction in their ability to protect and enhance local characteristics and distinctiveness.	Large scale schemes with infrastructure demands will need to be carefully designed to protect valued characteristics and generate a sense of place within the scheme. Allowing for a lower proportion of affordable housing may	May lead to additional land requirements overall increasing the risk of development impacting on valued landscapes and local distinctiveness. However, the potential to allow a lower proportion of affordable housing may facilitate	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
				facilitate more flexibility in density and reduce the net developable area required to support a viable development scheme.	more flexibility in density and allow for site specific design reflecting local characteristics and reinforcing a sense of place.	
SA8	Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	N The impact will depend on location and scale of development schemes and cannot be predetermined	N The impact will depend on location and scale of development schemes and cannot be predetermined	N The impact will depend on location and scale of development schemes and cannot be predetermined	N The impact will depend on location and scale of development schemes and cannot be predetermined	No option displays an advantage on this objective.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	- Maximising the proportion of affordable housing in each scheme will conversely reduce the proportion of housing available to the wider community and potentially limit growth in less sustainable locations detrimentally impacting	+ Treating all schemes equally will enable some to meet the community's needs in sustainable locations.	++ Large scale schemes requiring infrastructure provision may create sustainable locations in themselves and affordable housing would be a key element in creating a balanced sustainable community meeting the needs of all. The absolute level	+ May lead to overall increased housing provision creating additional housing supply to meet the community's needs. Although some may be less sustainably located this can still meet the needs of some sectors of the community.	Option C performs marginally better on this objective than B and D with all contributing to meeting the needs of the community in sustainable locations.

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		on people who need or choose to meet their housing requirements in such locations.		of affordable housing provided will influence the success of this.		
SA10	Support and enhance the more deprived areas of the district?	-	+	+	+	Option A has a complex relationship with this objective as affordable homes may contribute limited support to deprived areas in terms of long term spending power in the locality but being the most concentrated option for development offers the best opportunities for homes to have access to existing or proposed services and facilities. All other options would contribute somewhat to meeting the objective.
		May focus additional affordable housing within more deprived areas but may also provide less choice and lower spending power in areas of deprivation.	Treating all schemes equally will spread the benefits of balanced affordable housing and spending power across all development sites wherever they are located such that those in more deprived areas may provide some local economic enhancement.	The impact will depend on location and scale of development schemes and cannot be predetermined; schemes which are located in or near more deprived areas may provide some local economic enhancement through increased spending power and investment in a higher proportion of market homes.	May lead to overall increased housing growth although the impact will depend on the location and scale of development schemes relative to more deprived areas. Additional development may enhance employment and skills training opportunities for residents in all areas of the district included more deprived ones.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	+	+	+	
		Denser, more concentrated development may be delivered under this option allowing for	Treating all schemes equally will allow for consideration of access to existing community services and facilities	The impact will depend on the nature of the infrastructure provision to be supported by the scheme which could	The need for additional overall growth will impact on the accessibility and capacity of existing	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		schemes to be concentrated near existing community facilities and services through use of the settlement hierarchy to influence where most growth is located.	as shaped by the settlement hierarchy and the level of growth allowed in different types of locations according to the sustainability of their service levels.	involve proposed community facilities and services the viability of which could be improved by this option.	community facilities and services to absorb more demand. Use of the settlement hierarchy will be key in influencing the level of growth in different types of locations according to the sustainability of their service levels.	
SA11	Contribute to regeneration activities?	+	+	+	++	Option D performs best against this objective due to the enhanced scale of growth and increased economic opportunities.
		Housing tenure will not impact on this objective although the ability to concentrate growth in a more limited number of sites/ amount of land could allow for prioritisation of growth in regeneration areas.	Housing tenure will not impact on this objective and the balanced scale of growth could allow for some support of regeneration activities.	Housing tenure will not impact on this objective although provision of additional infrastructure may give rise to limited regeneration enhancements.	Housing tenure will not impact on this objective although the overall increased scale of growth as a result of the option may give rise to regeneration opportunities through use of a greater number of sites/ amount of land.	
SA11	Enhance and diversify economic opportunities within the district?	-	+	+	++	
		Housing tenure will not impact on this objective although the ability to	Housing tenure will not impact on this objective and the balanced scale	Housing tenure will not impact on this objective although provision of	Housing tenure will not impact on this objective although the overall	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		concentrate growth in a more limited number of sites/ amount of land could limit the diversification of economic opportunities in the district.	of growth could allow for some enhancement and diversification of economic opportunities within the district.	additional infrastructure may give rise to enhancement and diversification of economic opportunities in the district.	increased scale of growth as a result of the option may give rise to enhanced and diversified economic opportunities in the district.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	+	N	N	Option A offers the greatest potential for denser growth concentrated in existing settlements maximising opportunities for use of existing active travel infrastructure and public transport services.
		Housing tenure will not impact on this objective although the ability to concentrate growth in a more limited number of sites/ amount of land could facilitate concentration of growth in locations with good active travel and public transport provision and support the critical mass of demand for improvements.	Housing tenure will not impact on this objective and the balanced scale of growth could allow for some concentration of growth in locations with good active travel and public transport links and services.	Housing tenure will not impact on this objective and the scope to support additional infrastructure may or may not improve accessibility of active travel and public transport.	Housing tenure will not impact on this objective and it is not possible to predetermine the accessibility of locations involved in the overall increased scale of growth.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	N	N	N	N	Housing tenure will not impact on this objective.
		Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	<p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>					
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	N	N	N	Housing tenure will not impact on this objective.
		Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	
SA15	<p>Strengthen a local sense of place?</p> <p>Retain the character of existing settlements?</p>	--	N	+	+	Option A could detrimentally impact on this object through encouraging denser development in locations where this does not typify the existing character. Options C and D could allow more scope for
		Maximising the proportion of affordable housing in all developments would generate higher density schemes more frequently that would	Treating all schemes equally will give rise to no distinction in their ability to retain the character of existing settlements.	Large scale schemes with infrastructure demands will need to be carefully designed to retain the character of existing settlements. Allowing for a lower proportion of affordable	May lead to additional land requirements overall increasing the risk of development impacting on the character of existing settlements depending on the scale and	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		be more challenging to retain the character of existing settlements.		housing may facilitate more flexibility in density.	location of new growth. However, the potential to allow a lower proportion of affordable housing may facilitate more flexibility in density and allow for site specific design reflecting local character.	reflecting existing densities or encouraging masterplanned developments creating their own identity.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N The impact will depend on location of development schemes and cannot be predetermined.	N The impact will depend on location of development schemes and cannot be predetermined.	N The impact will depend on location of development schemes and cannot be predetermined. Lower density schemes may allow for more open space to protect archaeological assets but this will depend on scheme design.	N The impact will depend on location of development schemes and cannot be predetermined. Lower density schemes may allow for more open space to protect archaeological assets but this will depend on scheme design.	There is no distinct relationship between the tenure of housing and this objective.

4 Stage B - Develop options and appraise effects

4.29 The next set of options explores affordable housing location.

Option - Affordable Housing Location

Should we...

(Please pick one option)

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

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

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

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	<p style="text-align: center;">++</p> <p>Provision of affordable housing in locations with good accessibility to services and needs of expected occupiers reduces the need to travel by less sustainable modes. This reduces the carbon impact of development.</p>	<p style="text-align: center;">-</p> <p>Provision of affordable housing in all towns and villages would result in some housing being located in areas that do not have good accessibility to key services. This would increase the need to travel via less sustainable modes of transport particularly in more rural areas where public transport</p>	Option A would support this objective more by concentrating affordable housing in more sustainable locations with good access to services which reduces the need to travel via less sustainable modes of transport. Additionally, there are greater opportunities for development to enhance green infrastructure network.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
			is less frequent. This would not support objectives to reduce carbon emissions.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	+	
		Proposals within towns and villages have greater opportunities to enhance green infrastructure networks.	Has the potential to support green infrastructure networks, development within more rural locations may be less likely to achieve this by virtue of the potentially smaller scale of development and location in relation to existing green infrastructure networks.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	+	Option B performs slightly more positively as it has the potential to support habitats across the district rather than those in and around towns and villages with existing services.
	Support habitats in adjusting to the impacts of the climate emergency?	+	++	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		Provision of affordable housing in only towns and villages with existing services would only support habitats in certain parts of the district.	Provision of affordable housing in all towns and villages increases the potential to support habitats across the district.	
SA3	Maintain and where possible improve the quality and availability of water resources?	-	N	Option B performs slightly more positively than Option A as it looks to spread affordable housing development across the district rather than concentrating it in certain locations.
		New development in general may result in increased pressure on water infrastructure due to additional demand particularly if concentrated in certain parts of the district. Affordable housing tenure may impact this if built to a higher density.	New development in general may result in increased pressure on water infrastructure due to additional demand but this impact would be more spread across the district. Affordable housing tenure may impact this if built to a higher density.	
	Minimise the risk of flooding from all sources?	-	N	
		New development in certain locations could increase the risk of flooding, affordable housing being typically higher density than market housing may increase this risk further, particularly from surface water flooding.	New development spread across the district rather than being concentrated in certain locations may minimise risk from flooding in general. Affordable housing tenure may impact this if built to a higher density.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	N	N	The impact will depend on location and scale of development schemes and cannot be predetermined.

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	N	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	+	Option A performs slightly better as focusing development in locations with good accessibility to services and needs of expected occupiers is more likely to focus development that are well served publicly accessible open space.
		Provision of affordable housing in locations with good accessibility to services and needs of expected occupiers is more likely to focus development that are well served publicly accessible open space.	Provision of affordable housing in all towns and villages may result in some housing not being well served publicly accessible open space.	
		N	N	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	N	Option B performs slightly better as focusing development in all towns and villages increases the

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	potential or the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district rather than in specific locations.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	++	
		Provision of affordable housing in only towns and villages with existing services reduces the potential for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	Provision of affordable housing in all towns and villages increases the potential or the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place?	-	N	Option B performs more positively for this objective as it has the potential to spread affordable housing provision across the district meaning that settlements are less likely to become overwhelmed by built development and that settlement character and a sense of place can be reinforced.
		Focusing affordable housing provision only in more sustainable towns and villages could have a greater impact on local landscape and townscape character of these settlements. Affordable housing tenure may impact this if built to a higher density that is less characteristic of surrounding development.	Focusing affordable housing provision across all towns and villages may result in lesser adverse impacts on landscape and townscape character as settlements may not be so overwhelmed by development and therefore enabling developing of a scale that could be integrated and reinforce local character. Affordable housing tenure may impact this if built to a higher density that is less characteristic of surrounding development.	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA8	Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	N	N	The impact will depend on location and scale of development schemes and cannot be predetermined.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	+	Option A would support this objective better by concentrating affordable housing in more sustainable locations.
		Provision of affordable housing in locations with services appropriate to the needs of the types of intended occupiers will promote sustainable access to services and support the housing needs of specific groups within the community.	Provision of affordable housing in all towns and villages would support the existing sustainability levels of those communities but would generate additional homes in locations with no services reducing opportunities for sustainable access to services for future residents.	
SA10	Support and enhance the more deprived areas of the district?	+	++	Both options have some advantages in contributing to this objective.
		Provision of affordable housing only in areas with existing services would help meet needs in areas of urban deprivation but would not support smaller rural communities with no services.	Provision of affordable housing in all communities would help address housing need in all locations, including those which are more deprived. Areas with no existing services may experience forms of deprivation.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	+	
		This option would maximise opportunities for access to existing social and community facilities for residents of new affordable homes.	Although many new affordable homes would be provided in locations with access to services and community facilities some could be in locations without any services.	
SA11	Contribute to regeneration activities?	+	+	Option A may make a marginally greater contribution towards meeting this objective due to the greater concentration of potential development.
		Contribution of affordable housing to regeneration may occur whenever it is located nearby	Contribution of affordable housing to regeneration may occur whenever it is located nearby	
	Enhance and diversify economic opportunities with the district?	++	+	
		Concentration of affordable housing in settlements with existing services and facilities could assist with supporting these businesses and the wider economy as most sizeable businesses are located within this group of settlements.	Dispersal of affordable housing across all settlements could boost opportunities across the rural economy too but may contribute slightly less to those in towns and villages with existing services.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	+	Option A would meet this objective better due to the clear focus on locating affordable housing in towns and villages with existing services including public transport although
		Concentrating affordable housing in places with existing services and facilities includes those with public transport links and services	Dispersing affordable housing across all settlements means some will be in locations with active travel and public transport	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		directly contributing to this objective. Active travel such as public rights of way may be accessible from all types of settlement.	links and contribute to this objective but others may be in locations without any services. Active travel such as public rights of way may be accessible from all types of settlement.	there is less distinction over active travel for which opportunities may arise in all settlement types.
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	<p>N</p> <p>The location of affordable housing will not contribute significantly to this objective.</p>	<p>N</p> <p>The location of affordable housing will not contribute significantly to this objective.</p>	The location of affordable housing will not contribute significantly to this objective.
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<p>N</p> <p>The location of affordable housing will not contribute significantly to this objective.</p>	<p>N</p> <p>The location of affordable housing will not contribute significantly to this objective.</p>	The location of affordable housing will not contribute significantly to this objective.
SA15	<p>Strengthen a local sense of place?</p> <p>Retain the character of existing settlements?</p>	-	-	Both options have the potential to not contribute towards this objective subject to the density of affordable housing proposals.

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		Affordable housing tenure may impact this if built to a higher density that is less characteristic of surrounding development.	Affordable housing tenure may impact this if built to a higher density that is less characteristic of surrounding development.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	The location of affordable housing will not contribute significantly to this objective.
		The concentration of affordable housing will not contribute significantly to this objective.	The dispersal of affordable housing will not contribute significantly to this objective.	

4.30 Next are options relating to the size and type of housing.

Option - Size and Type of Housing

Should we...

(Please pick one option)

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

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

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

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

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

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	N	N	N	The size and type of housing will not impact on SA1 directly although it may be impacted by the overall scale of growth.
		The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	N	N	N	
		The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to	N	N	N	N	The objective is not directly relevant to these options.
		Size and type of housing would not give rise to variation in ability to maximise opportunities to focus development in more resilient locations.	Size and type of housing would not give rise to variation in ability	Size and type of housing would not give rise to variation in ability	Size and type of housing would not give rise to variation in ability to maximise	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	the unavoidable impacts of the climate emergency?		to maximise opportunities to focus development in more resilient locations.	to maximise opportunities to focus development in more resilient locations.	opportunities to focus development in more resilient locations.	
	Support habitats in adjusting to the impacts of the climate emergency?	N	N	N	N	
		The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	
SA3	Maintain and where possible improve the quality and availability of water resources?	-	N	N	N	The options performances against this objective is dependent on the need, location and scale of overall growth.
		The size and types of housing will impact the density of schemes. Leaving it to market demand may result in less dense schemes but also more larger homes which may have a greater water demand.	The size and types of housing will impact the density of schemes. Having a greater mix of housing types and sizes may impact water infrastructure but this would be dependent on the location and scale of overall growth.	The size and types of housing will impact the density of schemes. Having a greater mix of housing types and sizes may impact water infrastructure but this would be dependent on the location and scale of overall growth.	The size and types of housing will impact the density of schemes. Having a greater mix of housing types and sizes may impact water infrastructure but this would be dependent on the location and scale of overall growth.	
	Minimise the risk of flooding from all sources?	+	N	N	N	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		Less dense schemes may have more land available within them to be used for sustainable drainage and less land covered in impermeable services.	The size and types of housing will impact the density of schemes, slightly more dense schemes to meet need may result in more impermeable surfaces and less land to mitigate flood risk if this is required. This would be dependent on the need, location and scale of overall growth.	The size and types of housing will impact the density of schemes, slightly more dense schemes to meet need may result in more impermeable surfaces and less land to mitigate flood risk if this is required. This would be dependent on the need, location and scale of overall growth.	The size and types of housing will impact the density of schemes, slightly more dense schemes to meet need may result in more impermeable surfaces and less land to mitigate flood risk if this is required. This would be dependent on the need, location and scale of overall growth.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	-	N	N	N	Option A performs negatively against this objective, the others are neutral at this stage as their impact is dependent on the need, location and scale of growth.
	Promote development in locations that	-	N	N	N	

Stage B - Develop options and appraise effects 4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	May lead to additional land requirements overall increasing the risk of higher grade land being required for development.	This would be dependent on the location and scale of overall growth.	This would be dependent on the location and scale of overall growth.	This would be dependent on the location and scale of overall growth.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	N	N	N	The size and type of housing will not impact on SA5 directly although it may be impacted by the overall scale of growth.
		The size and type of housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	
	Ensure current strategic blue and green	N	N	N	N	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	N	N	N	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	N	N	N	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA7	Promote opportunities to protect and	-	++	+	+	Option B performs most positively by providing the most flexibility in the

Stage B - Develop options and appraise effects 4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	<p>enhance valued landscape and townscape characteristics?</p> <p>Reinforce local distinctiveness and a sense of place?</p>	Letting the market decide may result in schemes across the district being very similar in design and composition which will give rise to no distinction in their ability to protect and enhance local characteristics and distinctiveness.	This approach would enable a mix of homes to be achieved while also recognising that a flexible approach can be necessary to enable development to respond to its context.	This approach would enable a mix of homes to be achieved while also recognising that limited flexibility (within a defined range) can be necessary to enable development to respond to its context.	The mix of sizes and types of housing within major schemes would be specifically required to respond to evidence on the local needs of the community which may result in some conflict with retaining local character although this would not apply to minor schemes.	approach to housing size and type in responding to local context.
SA8	<p>Promote actions to reduce contributions to air pollution?</p> <p>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</p>	N	N	N	N	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	++	+	+	Option B provides the greatest flexibility for housing sizes and mix to respond to the specific local needs of the community in which the homes are to be built.
		The mix of types and sizes of housing may meet part of the community's needs but will be market driven and so may not address the particular needs of some sections.	The mix of types and sizes of housing should have some flexibility to support the community's needs.	Limited flexibility would arise from this option but would not be responsive to the specific nature of individual locations.	The mix of sizes and types of housing would be specifically required to respond to evidence on the local needs of the community that would not be proportionate in preparation of a Local Plan and would rely on surveys prior to development or through Neighbourhood Plans.	
SA10	Support and enhance the more deprived areas of the district?	--	++	N	+	Option B provides the greatest flexibility for housing sizes and mix to respond to the specific local needs of any more deprived area in which the homes are to be built.
		An entirely market driven approach to housing mix would not focus on supporting and enhancing the more deprived areas of the district.	Requiring a mix that contributes to a mixed and inclusive local community would contribute to supporting more deprived areas by diversifying the housing stock.	The needs of more deprived areas will all vary so a specific mix applied to all would not be the best response to local circumstances.	The mix of sizes and types of housing would be specifically required to respond to evidence on the local needs of each of the more deprived areas of the district that would not be proportionate in preparation of a Local Plan and would rely on	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
					surveys prior to development or through Neighbourhood Plans.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	N	N	N	
		The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	
SA11	Contribute to regeneration activities?	N	+	N	N	The size and type of housing will rarely impact on this objective but has some potential to contribute to regeneration where this forms part of the consideration of supporting a mixed and inclusive local community.
		This option could support regeneration depending on the mix of homes provided on any site which cannot be predetermined.	This option could facilitate a direct response to regeneration activities supporting their delivery where they are located such that they form part of the local community to be considered.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	
	Enhance and diversify economic opportunities with the district?	N	N	N	N	
		The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	N	N	N	N	The size and type of housing will not impact on this objective.
		The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?	+	++	-	+	Option B provides the greatest flexibility for the new housing supply to respond positively to this objective by supporting diversity of housing stock.
		Allowing the market to entirely determine the mix of new homes provided may support additional investment in the local economy.	Allowing a flexible mix to support the local community could contribute to resilience and assist indigenous companies in attracting and retaining labour.	This option could place limitations on the attractiveness of the district for growth.	This option could support new growth and investment to meet local needs.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Support retention and growth of indigenous companies? Encourage sustainable tourism?					
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	N	N	N	The size and type of housing will not impact on this objective.
		The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	-	++	+	+	Option B performs most positively by providing the most flexibility in the approach to housing size and type in responding to local context.
		Letting the market decide reflecting what there is most demand for at the time of the development may result in the size and types of housing not reflecting local character.	This option allows most flexibility to respond to local context while also responding to local needs.	This approach would enable some flexibility to what types and sizes of homes are provided while also responding to local needs.	Major schemes will be required to meet the needs of the local community in terms of housing size and types which may result in some additional challenges in responding to local	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
					character. Minor schemes would have greater flexibility.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N The impact will depend on location and scale of development schemes and cannot be predetermined.	N The impact will depend on location and scale of development schemes and cannot be predetermined.	N The impact will depend on location and scale of development schemes and cannot be predetermined.	N The impact will depend on location and scale of development schemes and cannot be predetermined.	The objective cannot be applied at this stage as it depends on the location and scale of development.

4.31 Then we have options for supported and specialist housing.

Option - Supported and Specialist Housing

Should we...

(You may pick multiple options)

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

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

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

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

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	+	-	Options A and B perform the most positively against this objective. Option C could result in supported and specialist housing being located in areas poorly
		The type of housing will not significantly impact this, however, locating housing in locations with good accessibility to services	One or more larger integrated retirement communities supported by a range of communal facilities and services could	The type of housing will not significantly impact this, however, locating housing in all towns and villages may result in some	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		reduces the need to travel by less sustainable travel modes. This reduces the carbon impact of the development.	largely meet the needs of residents without the need to travel. This would help to support reducing greenhouse emissions. Depending on their location and proximity to other settlements, there may still be need to access other services not provided as part of the retirement community.	development being located in areas that have limited accessibility to services. As such residents will be required to travel further to access key services. These services may not be accessible via sustainable modes of transport or be located in areas not served by public transport. This may incentivise travel via less sustainable travel modes. This reduces the carbon impact of the development.	located on the public transport network which could incentivise private car usage.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	+	N	
		The type of housing will not significantly impact this, however, proposals within towns and villages have greater opportunities to enhance green infrastructure networks and connect to existing networks.	The type of housing will not significantly impact this, however, a proposal for a largescale retirement community offers greater potential to enhance green infrastructure networks and connect to existing networks.	The type of housing will not significantly impact this, however, proposals in all towns and villages have some opportunities to enhance green infrastructure networks and connect to existing networks across the district, however this may not be significantly as development will be up to 20 homes.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	N	-	All options perform similarly against this objective.
	Provision of supported and specialist housing in areas with good accessibility to existing services may result in certain locations within the district becoming more pressurised for development and as a result less resilient to impacts of climate change.		This would be dependent on the location and scale of the potential larger scale retirement community(ies) and so cannot be predetermined.	Provision of supported and specialist housing in all towns and villages would spread development across the district but it could still place development in more vulnerable locations.	
SA2	Support habitats in adjusting to the impacts of the climate emergency?	+	+	+	
	Provision of supported and specialist housing in areas with good accessibility to existing services would only support habitats in certain parts of the district.		Provision of a larger scale retirement community(ies) could provide enhanced green infrastructure which could support habitats.	Provision of supported and specialist housing in all towns and villages could support habitats across the district but the likely smaller scale of development may limit these impacts.	
SA3	Maintain and where possible improve the quality and availability of water resources?	-	-	+	All options perform similarly against this objective.
	New development in general may result in increased pressure on water infrastructure due to additional demand		The scale and location of the larger scale retirement community(ies) could put additional pressure on water infrastructure and	New development in general may result in increased pressure on water infrastructure due to additional demand, this demand would be more	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		particularly if concentrated in certain parts of the district with good accessibility to services. Supported and specialist housing may have an increased water demand depending on their density.	may require upgrades to it in order to serve the development.	spread across the district though. Supported and specialist housing may have an increased water demand depending on their density.	
	Minimise the risk of flooding from all sources?	-	+	-	
		New development in certain locations could increase the risk of flooding, supported and specialist housing may increase the risk from surface water flooding where there are increased amounts of impermeable surfaces.	New development in certain locations could increase the risk of flooding, the strategic scale of this option offers more opportunity to provide integrated sustainable drainage to mitigate any increase of flooding.	New development could increase the risk of flooding, supported and specialist housing may increase the risk from surface water flooding where there are increased amounts of impermeable surfaces.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	N	N	N	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote development in locations that are grade 3 agricultural land or lower	N	N	N	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	(including urban and non-agricultural land) in preference to higher grades?	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	++	-	Options A and B perform positively as they could provide or be more likely to be located near to publicly accessible open and natural green space.
		Provision of supported and specialist housing in locations with good accessibility to services and needs of expected occupiers is more likely to focus development that are well served publicly accessible open space.	A larger scale integrated retirement community could provide publicly accessible open and natural green space within the development.	Provision of supported and specialist housing in all towns and village no matter what level of services they have may result in some housing not being well served by publicly accessible open space.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	N	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	N	N	All options perform positively, with Option C being the most positive as it would result in some development in all towns and villages.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	+	++	
		Provision of supported and specialist housing in only areas with existing services reduces the potential for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	A larger scale integrated retirement community could provide greater opportunities to establish new habitats and corridors to connect designated nature conservation sites in particular locations.	Provision of supported and specialist housing in all towns and villages increases the potential for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place?	-	+	-	Option B performs marginally better than the other options as by virtue of its scale could largely be self contained and masterplanned to integrate with existing settlement(s) and reinforce either its own character or local character depending on its proximity to other settlements.
		Focusing supported and specialist housing in more sustainable locations with good access to services could cumulatively have a greater impact on local landscape and townscape character of these settlements.	A larger scale integrated retirement community or communities could largely create their own character and sense of place particularly if delivered alongside a range of communal facilities and support services. This new community(ies) could also be integrated or closely related to a settlement which could also influence their design.	Allowing schemes for up to 20 self-contained retirement homes in any town and village could adversely impact the local landscape and townscape character of some settlements, this does allow some flexibility to provide fewer than 20 homes if this would be more appropriate.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA8	Promote actions to reduce contributions to air pollution?	N	N	N	The objective cannot be applied at this stage as it depends on the location and scale of development.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	N	+	Option A would focus supported and specialist housing development in our existing sustainable locations and diversify their housing stock contributing to meeting the needs of residents.
		Focusing supported and specialist housing in towns and villages with existing services would directly assist with delivery of this objective and meet the needs of the intended residents.	This option would concentrate a lot of supported and specialist housing in limited locations; the sustainability would depend on the specific site(s) chosen and the level of on-site service provision.	Providing smaller scale supported and specialist housing provision within any town or village could boost social sustainability through enabling people to remain in their existing communities whilst living in housing that better needs their changing needs. However, it could encourage provision of such housing in villages with no wider service provision that future residents might need access to.	
SA10	Support and enhance the more deprived areas of the district?	+	-	+	The options would play a limited role in contributing to enhancing the more deprived

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		This option has potential to locate supported and specialist housing within or close to both urban and rural more deprived areas depending on the specific sites brought forward.	There is limited scope for this option to contribute to supporting or enhancing more deprived areas depending on the specific site(s) brought forward	This option has potential to locate supported and specialist housing within or close to both urban and rural more deprived areas depending on the specific sites brought forward but they are likely to be more dispersed.	areas of the district, either urban or rural. Option A would support accessibility of existing social and community facilities and services whilst Option B would require dedicated new provision although may also provide access to existing ones depending on location.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	++	+	
		Focusing such growth only in towns and villages with existing services would maximise the scope for future residents to access existing social and community facilities and services	The scale of an integrated retirement community would facilitate provision of social and community facilities and services within the development even if existing ones were less accessible.	While some schemes would be built within towns and villages with existing services there would be scope for others to be located where there are none.	
SA11	Contribute to regeneration activities?	+	-	N	Supported and specialist housing would make a limited contribution towards these objectives.
		Concentrating developments within towns and typically larger villages offers some potential to support regeneration activities through re-use of previously developed land.	There is limited scope for this option to contribute to regeneration activities depending on the specific site(s) brought forward	Dispersing developments across a wider range of settlements reduces the likelihood of previously developed sites being available or other regeneration activities being located nearby that the development might support.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Enhance and diversify economic opportunities with the district?	N	+	N	
		The location of general schemes for supported and specialist housing would not contribute to achieving this objective.	This option would concentrate a lot of supported and specialist housing in limited locations which could provide small clusters of economic opportunity in servicing and supporting the properties and their residents.	The location of general schemes for supported and specialist housing would not contribute to achieving this objective.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	N	N	Option A would focus growth in locations with existing public transport services that might be supported by future residents.
		Concentrating developments within towns and villages with existing public transport services would contribute to their viability.	The impact will depend on location and scale of development schemes and cannot be predetermined.	Dispersing supported and specialist housing across all towns and villages would mean that while some would have access to active travel infrastructure and public transport opportunities others would not.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	N	+	N	Option B could attract a level of investment in collective services and facilities.
		Provision of supported and specialist housing will not significantly contribute to this objective.	The concentration of such homes into limited locations could support additional investment in service provision for residents.	Provision of supported and specialist housing will not significantly contribute to this objective.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	<p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>				
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	N	N	Provision of supported and specialist housing will not significantly contribute to this objective.
		Provision of supported and specialist housing will not significantly contribute to this objective.	Provision of supported and specialist housing will not significantly contribute to this objective.	Provision of supported and specialist housing will not significantly contribute to this objective.	
SA15	<p>Strengthen a local sense of place?</p> <p>Retain the character of existing settlements?</p>	+	+	+	Options A and C offer scope to strengthen local communities by diversifying the housing stock and enabling people to retain their social connections. Option B could largely be self contained and masterplanned to potentially integrate with existing settlement(s).
		Supported and specialist housing may contribute to a sense of place through inclusion of the wider community. However, it could impact on character if built to a higher density that is less characteristic of surrounding development.	A larger scale integrated retirement community could largely create its own character and sense of place particularly if delivered alongside a range of communal facilities and support services. This new community could also be integrated or closely related to a settlement.	Up to 20 self-contained retirement homes provides flexibility to develop fewer if this would be a more appropriate scale to for the character of the settlement. For others, this scale could easily be accommodated.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

4 Stage B - Develop options and appraise effects

4.32 The next set of options relate to residential care and nursing homes.

Option - Residential Care and Nursing Homes

Should we...

(Please pick one option)

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

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

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

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	--	Overall, Option A performs more positively in responding to climate change as it expects that residential care and nursing homes to be built in locations with regular public transport and access to services rather than in potentially more remote locations.
		The type of housing will not significantly impact this, however, locating residential care and nursing homes in locations with good accessibility to services and public transport will reduce the	The type of housing will not significantly impact this, however, allowing residential care and nursing homes in all towns, villages and countryside locations may result in such development being poorly located in terms of	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		carbon impact of the development and support lowering greenhouse gas emissions.	access to services and public transport which would likely incentivise car usage and not contribute to meeting this objective.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	+	
		The type of housing will not significantly impact this, however, locating residential care and nursing homes within towns and villages have greater opportunities to enhance green infrastructure networks to support this objective.	The type of housing will not significantly impact this, however, locating residential care and nursing homes across Huntingdonshire may provide opportunities to enhance green infrastructure across the district.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	-	Both options perform similarly against this objective.
		Provision of residential care and nursing homes in areas with good accessibility to existing services may result in certain locations within the district becoming more pressurised for development and as a result less resilient to impacts of climate change.	Provision of residential care and nursing homes across the district would spread development across the district but it could still place development in more vulnerable locations.	
	Support habitats in adjusting to the impacts of the climate emergency?	+	+	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		Provision of residential care and nursing homes in areas with good accessibility to existing services would only support habitats in certain parts of the district.	Provision of residential care and nursing homes across the district could support habitats across the district.	
SA3	Maintain and where possible improve the quality and availability of water resources?	-	-	All options perform similarly against this objective.
		New development in certain locations could increase the demand on water infrastructure in certain locations.	New development across the district could spread the impact on water infrastructure across the district, however it could also result in development being placed in locations where there is limited existing capacity.	
	Minimise the risk of flooding from all sources?	-	-	
		New development in certain locations could increase the risk of flooding, this risk may be more likely to increase due to the cumulative impact of focusing development in locations with good access to services and public transport.	New development across the district could while not concentrating development within limited locations could still result in surface water flooding from impermeable surfaces.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	N	N	The objective cannot be applied at this stage as it depends on the location and scale of development.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	N	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	-	Option A performs more positively as it is more likely to locate development near to publicly accessible open and natural green space.
		Provision of such housing in locations with good accessibility to services and public transport is more likely to focus development that are well served publicly accessible open space.	Provision of such housing across the district may result in some schemes not being well served by publicly accessible open space.	
		N	N	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	N	Both options perform positively, with Option B being the most positive as it would result in some development in all towns and villages.

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	++	
		Provision of such residential development in areas that are more sustainable reduces the potential for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	Provision of such residential development across the district increases the potential for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place?	N	--	Option A performs more positively than option B as even though it would focus development in more sustainable locations which could cumulatively have a greater impact on local character, development would not be located within the countryside.
		Focusing residential care and nursing homes in more sustainable locations could cumulatively have a greater impact on local landscape and townscape character of these settlements, however these settlements may also be of a scale whereby they can accommodate such development without adverse impact.	Allowing development across the district even in small village and countryside locations could have a much greater adverse impact landscape character.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA8	Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	N	N	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	-	Option A performs better as it focuses development in locations with access to sustainable transport choices.
		Focusing development in locations served by regular public transport will support accessibility for staff and those residents able to access transport services.	Allowing development to be dispersed to all settlements and countryside locations in limited circumstances would reduce accessibility by public transport for both staff and residents.	
SA10	Support and enhance the more deprived areas of the district?	+	-	Option a would be more likely to see developments in towns where social and community facilities and services are concentrated as are most of the more deprived areas of the district although it would not support areas of rural deprivation.
		This option would support more likelihood to development being focused in towns where most of the more deprived areas are focused but may limit contributions to more rural deprived area.	This option would disperse development more widely reducing the ability to focus on more deprived areas.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	-	
		Town and villages served by regular public transport typically have greater concentrations of social and community facilities	Dispersing developments to locations without regular public transport would increase developments in villages less	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		and services in to provide easier access and the public transport services would assist residents with reaching facilities and services elsewhere.	likely to offer social and community facilities and services and not enable easy access to them for residents.	
SA11	Contribute to regeneration activities?	+	-	Both options would make a limited contribution to economic opportunities through provision of some employment with Option A potentially allowing this to be aligned with larger regeneration activities.
		Focusing on towns and better served villages would align more with wider regeneration activities which are primarily town based and with the availability of previously developed land.	Dispersing developments more widely would be likely less to align with primarily town based wider regeneration activities.	
	Enhance and diversify economic opportunities with the district?	+	+	
		Provision of residential and care homes would provide some employment opportunities with a diversity of medical, care and facilities roles typically available.	Provision of residential and care homes would provide some employment opportunities with a diversity of medical, care and facilities roles typically available.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	-	Option A is directly focused on achieving this objective and would minimise developments that did not contribute to it.
		This option is specifically intended to support provision of residential and care homes in locations with regular public transport services to promote accessibility for staff and residents.	Some development within this option would be in locations with public transport links but it would also facilitate provision of residential and care homes in locations without this.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	N	N	Neither option contributes significantly to this although some investment would arise from construction and ongoing running of the homes.
		Provision of residential and care homes would generate some investment but this is not the focus of the option.	Provision of residential and care homes would generate some investment but this is not the focus of the option.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	N	Neither option contributes significantly to this objective.
		Where there is some scope for residential and care homes to be built in town centres they are unlikely to make a significant contribution towards their modernisation.	Where there is some scope for residential and care homes to be built in town centres they are unlikely to make a significant contribution towards their modernisation.	
SA15	<p>Strengthen a local sense of place?</p> <p>Retain the character of existing settlements?</p>	+	--	Option A performs much more positively than Option B by virtue of where development would be focused as residential care and nursing home schemes could be masterplanned to integrate with existing settlement(s) while having
		Focusing residential care and nursing homes in more sustainable locations is likely to place development within settlements that could	Allowing development across the district even in small village and countryside locations could have	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		accommodate such development more sustainably whereby through sensitive design and masterplanning also be integrated with the existing place and community.	a much greater adverse impact on the character of existing settlements, development within the countryside s also much less likely to successfully develop its own sense of place.	less impact on towns and the larger villages that typically benefit from regular public transport.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

4.33 Next are options for self and custom build housing.

Option - Self and Custom Build Homes

Should we...

(You may pick multiple options)

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

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

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

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

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

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	N	N	-	Option A performs the most positively against this objective over Option D as it will direct development towards existing towns and villages. Options B and C do not directly relate to the objective.
		Allocating sites for self and custom build housing on the edge of towns and villages may help in meeting this objective depending on the sustainability of those settlements. For example more sustainable settlements are more likely to have more services and public transport options available reducing the need to travel via less sustainable modes and therefore reducing the carbon impact of development.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	This may enable housing in more rural and countryside locations that are not as well served with services and public transport. As such it may incentivise car usage which does not align with this objective.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	N	N	+	
		The potential scale of these allocations will likely result in minor	Whether a site is for self and custom build housing will not	Whether a site is for self and custom build housing will not impact on this objective although it may be	The contribution of such proposals are less likely to provide significant enhancements to green infrastructure put they	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		scale development proposals which are less likely to provide significant enhancements to green infrastructure put they may provide some modest enhancements at a local scale.	impact on this objective although it may be impacted by the overall scale and location of growth.	impacted by the overall scale and location of growth.	may provide some modest enhancements at a local scale.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	N	N	-	Options A and D perform similarly against this objective. Options B and C do not directly relate to the objective.
		Provision of self and custom build housing in towns and villages would spread development across the district but it could still place development in more vulnerable locations.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	This may place development within more vulnerable locations.	
	Support habitats in adjusting to the impacts of the climate emergency?	N	N	N	N	
		Whether a site is for self and custom build housing will not impact on this objective although it may be	Whether a site is for self and custom build housing will not impact on this objective although it may be	Whether a site is for self and custom build housing will not impact on this objective although it may be	Whether a site is for self and custom build housing will not impact on this objective although it may be	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		impacted by the overall scale and location of growth.	impacted by the overall scale and location of growth.	impacted by the overall scale and location of growth.	impacted by the overall scale and location of growth.	
SA3	Maintain and where possible improve the quality and availability of water resources?	++	N	N	N	Only Option A has a direct impact on this objective. Self and custom build housing will not have a direct impact itself on this objective but instead the location and scale of proposals for such housing would.
		Developments of up to 10 homes on the edge of settlements is more likely to be able to utilise existing water capacity and unlikely to result in significant water demand.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	
SA3	Minimise the risk of flooding from all sources?	-	N	N	N	
		Provision of self and custom build housing in towns and villages would spread development across the district but it could still place development in more vulnerable locations.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	-	N	N	N	Option A performs somewhat negatively against this objective

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		Developments of up to 10 homes on the edge of settlements is may result in developments of lower density in order to reflect local character partivuarly in more rural parts of the district.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	whereas the remaining options cannot be applied at this stage as it depends on the location and scale of development.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	N	N	N	
		The impact will depend on location and scale of development schemes.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	N	N	-	Option A performs marginally more positively than Option D here as there may be greater opportunities to access open and natural greenspace.
		Sites allocated within or on the edge of existing towns and villages are more likely to be accessible to open and natural greenspace.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Sites allocated within or on the edge of villages in locations where housing may not typically be approved are less likely to be accessible to open and natural greenspace.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	N	N	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	N	N	N	Options A and D perform similarly as both could potentially provide some localised benefit in the connectivity and recovery of nature conservation designated but this is likely to be limited considering the scale of potential development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	N	N	+	
		The potential scale of these allocations will likely result in minor scale development proposals which are less likely to provide significant connectivity and recovery opportunities for designated nature conservation sites but may provide some benefit.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The contribution of such proposals are less likely to provide significant enhancements to provide significant connectivity and recovery opportunities for designated nature conservation sites but may provide some benefit.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA7	<p>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</p> <p>Reinforce local distinctiveness and a sense of place?</p>	++	+	N	+	<p>Option A performs the most positively while Options B and D also perform positively.</p>
		<p>Some self and custom build housing within and or on the edge of existing towns and villages are likely to be of a minor scale that could provide infill and rounding off opportunities that could be sensitively designed so that they reinforce local character and potentially enhance it.</p>	<p>A proportion of housing for self and custom build housing as part of a larger proposals will require masterplanning to ensure they harmonise with the proposal and the wider context in general. It would provide potentially more variation in design which could add to the character of the area.</p>	<p>Treating self and custom build housing the same as any other housing proposal would still require design and masterplanning to ensure effective integration and harmonisation with local character and creating a sense of place.</p>	<p>Supporting community led custom and self build housing where development may not normally be supported could give rise to additional challenges in reinforcing local landscape and townscape character and mitigating adverse impacts. Masterplanning and communtiy engagement could likely overcome these.</p>	
SA8	<p>Promote actions to reduce contributions to air pollution?</p> <p>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</p>	N	N	N	N	<p>Providing homes as self and custom build housing rather than being constructed by housebuilders would not impact on this objective.</p>
		<p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	<p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	<p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	<p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	+	+	+	All options could equally assist in making a contribution towards delivery of this objective.
		Provision of sites specifically for self and custom build housing in a variety of location types would help meet the needs of members of the community who are looking to achieve this type of housing.	This option would allow enhanced choice of housing types and other policies would support schemes of this scale to be in more sustainable locations.	The majority of housing would be expected to be in sustainable locations for the Local Plan's policies to align with national aspirations for sustainable development so providing a proportion of these as self and custom build housing would not change the approach to achieving this objective.	This option may support construction of some self and custom build housing in locations that are less	
SA10	Support and enhance the more deprived areas of the district?	N	N	N	N	Whether homes are built as self and custom build housing or by housebuilders would not affect the achievement of this objective.
		Whether homes are built as self and custom build housing or by housebuilders would not affect the achievement of this objective.	Whether homes are built as self and custom build housing or by housebuilders would not affect the achievement of this objective.	Whether homes are built as self and custom build housing or by housebuilders would not affect the achievement of this objective.	Whether homes are built as self and custom build housing or by housebuilders would not affect the achievement of this objective.	

Stage B - Develop options and appraise effects 4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	+	N	-	
		This option would support provision of self and custom build housing across a range of settlements with varied levels of social and community facilities and services.	Developments of 50 or more homes would be expected under other policies to be supported in more sustainable locations which would have an increased likelihood of having at least some social and community facilities and services.	This option would support provision of self and custom build housing across a range of settlements as with any other form of housing.	This option may support provision of self and custom build housing in less sustainable villages depending on demand where the provision of social and community facilities and services is typically lower.	
SA11	Contribute to regeneration activities?	+	+	+	-	Options A, B and C could all make a minor contribution towards achieving this objective depending on the location of development schemes.
		Small sites may make a minor contribution to this objective in towns through diversifying housing provision and may contribute towards reuse of previously developed sites in villages.	If schemes of this scale are located on previously developed sites introducing an element of self and custom build housing would assist in diversifying the housing stock.	Self and custom build homes have the same potential to contribute towards regeneration activities as other housing types and would contribute additional diversity to the housing stock in such areas if included.	Regeneration activities where housing would be permitted would not be assisted by this option.	
	Enhance and diversify economic opportunities with the district?	+	+	+	++	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		Provision of self and custom build housing plots would assist with enhancing skills of some future occupiers who directly work on the construction and fitting out of their homes.	Provision of self and custom build housing plots would assist with enhancing skills of some future occupiers who directly work on the construction and fitting out of their homes.	Provision of self and custom build housing plots would assist with enhancing skills of some future occupiers who directly work on the construction and fitting out of their homes.	Community group led self and custom build schemes typically contain a high proportion of residents actually working on the construction and fitting out of their homes. These people could then bring enhanced skills to the local economy.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	++	+	-	Option B is most likely to contribute to this objective as schemes of 50 or more homes are more likely to be located in towns and villages with good active travel and public transport.
		A good proportion of self and custom build housing plots would be allocated in towns and villages with active travel and public transport services.	Developments of 50 or more homes would be expected under other policies to be supported in more sustainable locations which would have an increased likelihood of having public transport services.	As with all housing development a proportion of self and custom build housing plots would be expected to be in towns and villages with active travel and public transport services.	By facilitating homes in locations where other housing might not be supported this option is more likely to encourage housing in places away from public transport and active travel infrastructure.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	N	N	N	N	Self and custom build housing schemes would not contribute to employment land or attraction of investment.
		Self and custom build housing schemes would not contribute to employment land or attraction of investment.	Self and custom build housing schemes would not contribute to employment land or attraction of investment.	Self and custom build housing schemes would not contribute to employment land or attraction of investment.	Self and custom build housing schemes would not contribute to employment land or attraction of investment.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	N	N	N	Self and custom build housing schemes would not contribute directly to this objective.
		Self and custom build housing schemes would not contribute directly to this objective.	Self and custom build housing schemes would not contribute directly to this objective.	Self and custom build housing schemes would not contribute directly to this objective.	Self and custom build housing schemes would not contribute directly to this objective.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	++	+	N	+	Option A performs the most positively while Options B and D also perform positively.
		Some self and custom build housing within and or on the edge of existing towns and villages are more likely to integrate successfully and designed so that they reinforce local character and potentially enhance it.	A proportion of housing for self and custom build housing as part of a larger proposals will require masterplanning to ensure they harmonise with the proposal and the wider context in general.	Treating self and custom build housing the same as any other housing proposal would still require design and masterplanning to ensure effective integration and harmonisation with local character and creating a sense of place.	Supporting community led custom and self build housing where development may not normally be supported could give rise to additional challenges mitigating adverse impacts. Masterplanning and communtiy engagement could likely overcome these.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	N	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

- 4.34 Then we have options for meeting the need for gypsy and traveller accommodation.

Option - Gypsy and Traveller Accommodation Needs

Should we...

(You may pick multiple options)

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

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

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

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

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

- 4.35 Only the most directly relevant SA objectives have been included below, the remaining SA objectives have been removed as a result.

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place?	+	+	N	-	Most options perform positively against this objective, their impact will largely be dependent on the scale and location of new pitches.
		Allocating sites potentially across the district for gypsy and traveller pitches depending on their scale and location could reinforce and possibly enhance the character of their immediate context. It could also create a sense of place and community.	Expanding existing sites which already have permanent planning permission could reinforce their character and sense of place. Suitable expansions will require masterplanning and it would also be dependent on the scale and location of these pitches though.	Allowing existing temporary pitches to become permanent may result in longer term impact on local landscape and townscape character.	Criteria based approach may result in certain locations meeting the majority of need which may not retain the character of the existing settlement or nearby settlement(s).	
SA8	Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	N	N	N	N	No option displays an advantage on this objective.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	++	+	++	All options could contribute to achieving delivery of additional pitches in sustainable locations to meet the needs of the Gypsy and Traveller community although Option C may have environmental sustainability disadvantages over the others.
		Selecting appropriate sites to allocate would meet identified needs and provide certainty over provision in sustainable locations.	Sites which already have permanent planning permission are already likely to be connected into existing communities, service networks and at lower risk of flooding so extending these would help to meet the communities needs in known locations of choice that may particularly help with delivering sites for growing family groups in locations which offer family and community support networks.	Sites are often granted temporary planning permission when they are at flood risk but no clear alternative sites are available. Although this option may have social sustainability benefits for the residents it would leave people at ongoing potential flood risk which is not ideal in sustainability terms.	This option allows for continuation of criteria which direct new provision to sustainable locations particularly in terms of access to services and facilities to ensure that the basic needs of future residents such as access to healthcare and education are within easy physical reach.	
SA10	Support and enhance the more deprived areas of the district?	++	++	++	+	All options would significantly help in achieving this objective although Options A and B provide more certainty than the others.
		Although not as locationally specific as some of the more deprived areas of the district, overall the	Although not as locationally specific as some of the more deprived areas of the district, overall the	Although not as locationally specific as some of the more deprived areas of the district, overall the	Although not as locationally specific as some of the more deprived areas of the district, overall the	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		Gypsy and Traveller community area amongst our most deprived residents particularly in terms of access to sites on which to live in a culturally appropriate manner along with access to healthcare and education services. Allocating specific sites would contribute to this provision.	Gypsy and Traveller community area amongst our most deprived residents particularly in terms of access to sites on which to live in a culturally appropriate manner along with access to healthcare and education services. Allowing extensions to existing permanent sites would contribute to this provision.	Gypsy and Traveller community area amongst our most deprived residents particularly in terms of access to sites on which to live in a culturally appropriate manner along with access to healthcare and education services. Allowing sites with current temporary permission to become permanent sites would particularly benefit those residents who currently have insecure accommodation options.	Gypsy and Traveller community area amongst our most deprived residents particularly in terms of access to sites on which to live in a culturally appropriate manner along with access to healthcare and education services. Supporting provision of additional accommodation through a criteria based policy could help meet these needs but provides less certainty of availability than other options.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	++	+	++	
		Selecting appropriate sites to allocate would meet identified	Sites which already have permanent planning permission	Sites which already have temporary planning permission	This option allows for continuation of criteria which direct new provision to locations	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		needs and provide certainty over provision in locations where access would be available to social and community facilities and services.	are already likely to be connected into existing communities with many having access to social and community facilities and services.	may already be connected into existing communities with some having access to social and community facilities and services.	which have access to social and community facilities and services.	
SA11	Contribute to regeneration activities?	N	N	N	N	The options provide very limited opportunities to contribute towards delivery of this objective.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	Extensions to existing sites may marginally contribute towards their regeneration or enhancement where business activities form part of the site's uses.	Allowing permanent use of temporary sites may marginally contribute towards their regeneration or enhancement where business activities form part of the site's uses.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Enhance and diversify economic opportunities with the district?	N	N	N	N	
		The option is not relevant to this objective.	The option is not relevant to this objective.	The option is not relevant to this objective.	The option is not relevant to this objective.	
SA12	Support development in locations with good active travel and public transport links	+	N	N	+	Options A and D offer some scope to help deliver this objective as it could form part of the decision making in choosing new sites.

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	and services or provide opportunities for significant improvements?	Accessibility to public transport and active travel routes would be a factor considered in selecting appropriate sites to allocate.	Delivery of this objective would depend on accessibility to active travel and public transport of existing sites; support for extensions could be prioritised for those with better accessibility.	Delivery of this objective would depend on accessibility to active travel and public transport of existing sites; support for extensions could be prioritised for those with better accessibility.	Accessibility to public transport and active travel routes could be a factor considered in the criteria.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies?	N The option is not relevant to this objective.	N The option is not relevant to this objective.	N The option is not relevant to this objective.	N The option is not relevant to this objective.	The option is not relevant to this objective.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Encourage sustainable tourism?					
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	N	N	N	The option is not relevant to this objective.
		The option is not relevant to this objective.	The option is not relevant to this objective.	The option is not relevant to this objective.	The option is not relevant to this objective.	
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	+	+	-	+	Overall, Options A, B and C are most positive subject to the scale and location of pitches. Design and masterplanning are key elements to ensure effective integration and harmonisation with the surrounding context and uses.
		Allocating sites potentially across the district for gypsy and traveller pitches may strengthen a sense of place and diversify housing types and retain the character of the existing area. This would be dependent on the scale and location of these pitches though.	Expanding existing sites which already have permanent planning permission could reinforce their sense of place and their character. This would be dependent on the scale and location of these pitches though.	Criteria based approach may result in certain locations meeting the majority of need which may not retain the character of the existing settlement or nearby settlement(s).	This could assist in delivering mixed communities, design and masterplanning will be required to ensure that new pitches within wider development sites are designed in sensitively meeting the needs of gypsies and travellers.	
SA16	Conserve and where possible enhance sites, features and	N	N	N	N	The objective cannot be applied at this stage as it depends on the location and scale of development.

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	area of archaeological value throughout the district?	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

4.36 Finally, we have options relating to boat dweller accommodation.

Option - Boat Dwellers Accommodation

Should we...

(You may pick multiple options)

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

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

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

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

4.37 Only the most directly relevant SA objectives have been included below, the remaining SA objectives have been removed as a result.

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA2	Concentrate new development in locations that	-	+	-	Option B performs more positively as it seeks a proportion of moorings within

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	Allocating additional sites across the district outside of established leisure marinas may result in some moorings being located in areas that are less resilient.	Allowing some moorings within existing leisure marinas to be used for permanent residential use may intensify their use all year round which may make them more vulnerable to the impacts of climate change particularly flooding without appropriate mitigation. However, by doing so means that moorings are not placed in other locations that are less resilient.	Facilities for boat dwellers may be located in areas at greater risk from the impacts of climate change by virtue of them more likely to be located in areas at greater risk form flooding. Appropriate design and mitigation will be required to ensure they are resilient.	established leisure marinas which will have existing facilities and mitigation in place to be used as permanent moorings.
	Support habitats in adjusting to the impacts of the climate emergency?	N	N	N	
		Individual moorings are unlikely to significantly impact on this objective unless a several are proposed in a certain location.	Individual moorings are unlikely to significantly impact on this objective unless a several are proposed in a certain location.	Individual moorings are unlikely to significantly impact on this objective unless a several are proposed in a certain location.	
SA3	Maintain and where possible improve the quality and availability of water resources?	++	++	++	All options performs similarly against this objective. Appropriate design and mitigation will be required to ensure they minimise the risk of flooding and impact on water quality.
		Ensuring sites for additional moorings have access to facilities would ensure	Potentially intensifying existing leisure marinas would provide additional residential moorings in locations where there should already be access to facilities	This option would support provision of facilities including waste water disposal and water supplies for continuous cruisers for whom access to such services can be challenging.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		adequate opportunities for discharge of waste water and access to safe water supplies.	for discharge of waste water and access to safe water supplies.		
	Minimise the risk of flooding from all sources?	-	N	-	
		Moorings are likely to be located in places at greater risk of flooding.	Existing marinas may already have appropriate flood protection for services and access reducing risk.	Establishing new servicing facilities would require consideration of flood risk in selection of the location.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	N	N	Option C offers a slight advantage in delivering this objective through the potential to reduce pollution risk to the strategic green infrastructure network.
		Whether a site is for moorings will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for moorings will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for moorings will not impact on this objective although it may be impacted by the overall scale and location of growth.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	+	
		Introduction of additional permanent moorings would need to be in carefully agreed locations to ensure that they do not impact on river flows within the blue infrastructure network.	Amending the use of moorings in existing marinas from leisure to residential would not impact on this objective.	Providing additional facilities for continuous cruisers could assist with enhancing the quality of the strategic blue infrastructure network through reduction of pollution risk.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place?	+	+	+	All options have the potential to perform positively against this objective depending on the scale and location of boats and associated infrastructure.
		Allocating additional moorings in countryside locations may have a greater impact on the local landscape and townscapes depending on how many are allocated or for what type of boats. Some allocations could also enhance the character of the area and appearance of some waterways.	Making some existing moorings within leisure marinas permanent residential moorings is unlikely to significantly impact the character of the marina, unless it shifts the emphasis from leisure uses.	Additional facilities to support boat dwellers could support opportunities to enhance the enjoyment of local landscapes and townscapes.	
SA8	Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	N	N	N	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA9	Facilitate the delivery of the district's housing needs in	+	+	+	Provision of facilities within marinas or by areas of moorings would assist with meeting at

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	sustainable locations that meet the community's needs?	This option could deliver additional housing meeting the needs of specific sectors of the community with provision of services within the site promoting a level of sustainability.	This option could deliver additional housing meeting the needs of specific sectors of the community with provision of services within the site promoting sustainability depending on the location of the existing marina.	Adding basic facilities would assist in promoting a level of sustainability which may be beneficial for short term stays.	least basic sustainability but overall this would be determined by the location of the moorings relative to settlements with higher levels of service provision.
SA10	Support and enhance the more deprived areas of the district?	+	+	+	All options could contribute positively to this at a small scale.
		Boat dwellers and moorings are frequently found on the outskirts of settlements or in more isolated locations across Huntingdonshire which can contribute to reduced accessibility to services and facilities. Provision of additional moorings with facilities could provide benefits to residents.	Boat dwellers and moorings are frequently found on the outskirts of settlements or in more isolated locations across Huntingdonshire which can contribute to reduced accessibility to services and facilities. Increasing the proportion of permanent residential moorings within leisure locations may assist in increasing demand for services improving viability of provision.	Continuous cruising boats may have reduced accessibility to services and facilities depriving residents of easy access to basic facilities; additional provision would provide benefits to continuously cruising boat users.	
	Maximise opportunities for access to existing or	N	N	N	
		The ability of the option to achieve his objective will depend on the location of the individual scheme.	The ability of the option to achieve his objective will depend on the location of the individual scheme.	The ability of the option to achieve his objective will depend on the location of the individual scheme.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	proposed social and community facilities and services?				
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	+ Allocating sites potentially across the district for moorings could strengthen a sense of place and diversify housing types and retain the character of the existing area. This would be dependent on the scale and location of these moorings though.	+ Making existing moorings permanent resident ones within existing leisure marinas will compliment existing uses providing that this would not over densify the marina or significantly detract from the leisure offer within the marina.	+ Providing facilities will support boat dwellers, these may be located in the countryside or within or nearby to existing settlements. Providing facilities to support moorings could strengthen the sense of place and character of the area where these are commonly found.	All options perform similarly positively against this objective. Their impact will also depend on the location and scale of development.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N The impact will depend on location and scale of development schemes and cannot be predetermined.	N The impact will depend on location and scale of development schemes and cannot be predetermined.	N The impact will depend on location and scale of development schemes and cannot be predetermined.	The objective cannot be applied at this stage as it depends on the location and scale of development.

Transport and Connectivity

4.38 For this issue we have two sets of options, the first relates to the approach to individual developments.

Option - Approach to Individual Developments

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

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

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

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	-	Option A performs more positively in reducing carbon emissions and

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		Increasing the emphasis on public transport and active travel within developments will help to encourage a modal shift from private car usage within them. Connections between these sites and existing settlements will also be critical in maximising a reduction in carbon emissions.	Encouraging active travel and public transport provision as part of new developments will have some positive impact. However, retaining the current approach of focusing on building roads and upgrading junctions will continue existing travel patterns and not maximise opportunities to reduce carbon emissions.	working towards the district's carbon reduction targets.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	N	
		These public transport and active travel corridors could also be wildlife corridors or linkages between areas of green infrastructure.	This option will have a limited impact in achieving this objective and will dependent on specific proposals.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	N	The impact will mainly depend on location and scale of development schemes and cannot be predetermined but Option A offers potential for some contribution towards achieving this objective.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Support habitats in adjusting to the impacts of the climate emergency?	+	N	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		Focusing on provision of active travel and public transport routes will help to reduce greenhouse gas emissions slowing the anticipated impacts of climate change which will support habitats by providing more time for adaptation.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA3	Maintain and where possible improve the quality and availability of water resources?	N	N	Option A performs more positively in having some greater potential to incorporate travel corridors that are not constructed from impermeable services.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Minimise the risk of flooding from all sources?	+	-	
		Additional travel corridors may result in increased impermeable services which may result in increased surface water runoff. Active travel corridors which could be paved with more natural materials may allow for increased infiltration.	Retaining the current approach of focusing on building roads and upgrading junctions will result in more impermeable services within developments which may increase levels of surface water runoff.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	N	N	The impact will depend on location and scale of development schemes and cannot be predetermined.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and	N	N	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
	non-agricultural land) in preference to higher grades?			
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	N	The impact will depend on location and scale of development schemes and cannot be predetermined.
		This is not directly relevant to the option but the impact will depend on location and scale of development schemes and cannot be predetermined.	This is not directly relevant to the option but the impact will depend on location and scale of development schemes and cannot be predetermined.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	N	Both options perform similarly against this objective, Option A performs more positively in terms of having greater potential to link nature
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote opportunities for the recovery and enhanced connectivity	+	N	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
	of sites of biodiversity or geodiversity significance?	These public transport and active travel corridors could also be wildlife corridors or linkages between areas of green infrastructure.	This option will have a limited impact in achieving this objective and will dependent on specific proposals.	conservation sites through active travel routes.
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place?	++	-	Option A performs more positively due to the potential to create distinctive, high quality and sustainable places.
		More active travel and public transport routes within developments can be integrated to create high quality sustainable places that support active and healthy lifestyles and create distinctive places with a strong sense of identity.	Retaining a priority towards road usage may not maximise opportunities for high quality and innovative design. Roads and junctions can also be more challenging to screen from view and mitigate their noise impact within developments and have a potentially greater impact on landscape and townscape characteristics.	
SA8	Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	++	-	Option A performs much more positively against this objective as it provides greater opportunity to encourage a modal shift from private car usage and help to lower the potential level of pollutants arising from travel and transport within developments.
		More active travel and public transport routes within developments can assist in lowering levels of pollution within developments.	Retaining a priority towards road usage and only encouraging active and public transport within developments will not maximise opportunities to reduce pollution of travel within developments.	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	-	Option A would make a greater contribution towards meeting this objective over the long term by enhancing the longer term access to sustainable travel choices making them more sustainable places in which to meet housing needs.
		More active travel and public transport routes within a location would help promote the sustainability of the place such that new housing being delivered there would support the community's needs and provide longer term access to sustainable travel choices.	Retaining a priority towards road usage will not enhance the sustainability of locations to support delivery of housing there that would meet people's needs and provide longer term access to sustainable travel choices.	
SA10	Support and enhance the more deprived areas of the district?	N	N	Option A provides the greatest opportunities for contributing to delivery of this objective through a sustainable manner.
		The option is not relevant to this objective.	The option is not relevant to this objective.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	+	
		This option would directly contribute towards provision of accessibility improvements that may aid people in reaching other social and community facilities and services.	Retaining a priority towards road usage while encouraging active travel and public transport infrastructure would provide some improved accessibility to social and community facilities and services but not necessarily by sustainable modes.	
SA11	Contribute to regeneration activities?	+	+	Both options may contribute to this by improved travel opportunities within or
		Travel enhancements could contribute to regeneration activities depending on the location of the development providing then; provision of additional support for public transport may impact	The impact will depend on the scale and nature of travel infrastructure improvements made but may assist in improving provision or easing congestion in areas in need of regeneration.	

Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		on regeneration sites as some distance where the development helps to support public transport service delivery along a route.		along routes to areas where regeneration activities are promoted.
	Enhance and diversify economic opportunities with the district?	N	N	
		The option is not relevant to this objective.	The option is not relevant to this objective.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	+	Option A is primarily intended to support delivery of this option.
		The core purpose of this option is to provide opportunities to improve active travel and public transport infrastructure through new developments.	The option would still facilitate some active travel and public transport infrastructure through new developments alongside road improvements.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?	++	+	Option A provides longer term resilience through diversification of travel modes to employment and tourism destinations.
		Supporting provision of active travel and public transport infrastructure may improve the resilience of the local economy by responding to changing travel needs and demands arising from climate	This option would provide some support for active travel and public transport infrastructure which may improve the resilience of the local economy by responding to changing travel needs and	

4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
	Support retention and growth of indigenous companies? Encourage sustainable tourism?	change, aiding employees to travel by sustainable modes and enhance the sustainability of additional employment sites. Sustainable tourism could be enhanced through provision of public transport to destinations and encouragement of active travel leisure opportunities.	demands arising from climate change, aiding employees to travel by sustainable modes and enhance the sustainability of additional employment sites. Sustainable tourism could be enhanced through provision of public transport to destinations and encouragement of active travel leisure opportunities.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	++	+	Option A would be most likely to assist with facilitating modernisation of town centres by increasing demand which could stimulate the viability of investment.
		Supporting additional active travel and public transport infrastructure and routes could assist with increased demand for uses in town centre locations improving the viability and attractiveness of achieving modernisation schemes.	Some support would still be provided through this option for additional active travel and public transport infrastructure and routes which could assist with increased demand for uses in town centre locations improving the viability and attractiveness of achieving modernisation schemes.	
SA15	Strengthen a local sense of place? Retain the character of existing settlements?	++	-	Option A performs much more positively against this objective.
		More active travel and public transport routes within developments can be integrated to create high quality sustainable places that support active and healthy lifestyles and create distinctive places with a strong sense of identity.	Retaining a priority towards road usage may not maximise opportunities to create a sense of place within new developments. for high quality and innovative design.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	The impact will depend on location and scale of development schemes and cannot be predetermined.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

4.39 The next set of options relate to East West Rail.

Option - East West Rail

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

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

4.40 Planning for growth that could be serviced by East West Rail forms part of Option C of the Growth Strategies and is appraised in that section instead. The current level of uncertainty over whether the railway line will be delivered, and if so when, mean that its sustainability appraisal outcomes as a freestanding project are very uncertain insofar as they relate to this Local Plan Update.

4 Stage B - Develop options and appraise effects

Sites

4.41 A [Call for Sites](#) ran from 29 March to 7 June 2023. It was an opportunity for people to send the council details of sites that might be suitable for allocation in the next Local Plan. A total of **354 sites** were submitted to us.

4.42 An Ongoing Call for Sites was also opened recognising that some people may still wish to put sites forward for consideration as allocations in the Local Plan Update. All sites submitted to our Ongoing Call for Sites before 1 August 2024 have been included in the following LAA and SA assessments. There were a total of **15 sites** bringing the total number of sites assessed to **369 sites**. Sites submitted after 1 August 2024 will be taken into account in preparation of the 'Preferred Options' Consultation scheduled for summer/autumn 2025.

4.43 The Call for Sites asked people to submit sites with potential for:

- residential use (such as housing, specialist homes, moorings, care homes)
- commercial use (such as retail, leisure, industrial, logistics)
- infrastructure (such as health uses, community facilities, renewable energy)
- open space use (such as sports and recreation, allotments, biodiversity net gain, flooding safeguarding)

4.44 All sites submitted during the Call for Sites and Ongoing Call for Sites can be found on our [interactive map](#) and also in this [spreadsheet](#), which is ordered by parish.

4.45 To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.

1. **Northern Huntingdonshire** - Stilton, Folksworth & Washingley; Yaxley wards

2. **North Eastern Huntingdonshire** - Ramsey; Somersham; Warboys wards
3. **Northern Central Huntingdonshire** - Alconbury; Sawtry; the Stukeleys wards
4. **Western Huntingdonshire** - Great Staughton; Kimbolton wards
5. **Central Huntingdonshire** - Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
6. **Eastern Huntingdonshire** - Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; St Ives wards
7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards

4.46 Each of these groupings have their own LAA document and also SA report. These SA reports have been split into separate appendices to the Sustainability Appraisal Report for ease of navigation. They are:

- Appendix 3 - Northern Huntingdonshire Site Appraisals
- Appendix 4 - North Eastern Huntingdonshire Site Appraisals
- Appendix 5 - Northern Central Huntingdonshire Site Appraisals
- Appendix 6 - Western Huntingdonshire Site Appraisals
- Appendix 7 - Central Huntingdonshire Site Appraisals
- Appendix 8 - Eastern Huntingdonshire Site Appraisals
- Appendix 9 - Southern Huntingdonshire Site Appraisals

4.47 The proportion of sites within each of the seven areas are shown in the following table and chart. A fairly even spread in terms of the number of sites in each area can be observed:

Area	Number of sites	Percentage of total
1. Northern Huntingdonshire	54	14.63%
2. North Eastern Huntingdonshire	65	17.62%

Area	Number of sites	Percentage of total
3. Northern Central Huntingdonshire	55	14.91%
4. Western Huntingdonshire	54	14.63%
5. Central Huntingdonshire	45	12.20%
6. Eastern Huntingdonshire	61	16.53%
7. Southern Huntingdonshire	35	9.49%
	369	100%

4.48 The vast majority of sites submitted to us were for solely residential developments, we also received sites for commercial, mixed use, infrastructure, renewable energy and natural/ open space/ biodiversity net gain uses.

4.49 All the sites are assessed through a 2 stage approach:

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

4.50 The SA questions used to assess sites are can be found in the site column of the Table 21 'SA framework ' (see Table 20 of the SA Scoping Report). The same scoring system as the one to appraise the options in the Further Issues and Options.

Map 4.1 Huntingdonshire site assessment groupings



4 Stage B - Develop options and appraise effects

Development Management Policies

- 4.51 This section will be used to appraise the development management policies at preferred options stage which are subject to introduction of national development management policies.

B6: Proposing measures to monitor the significant effects of implementing the plan

- 4.52 This section will be completed once policies have been drafted and appraised following our Further Issues and Option consultation.

5 Stage C - Prepare the SA Report

C:	Prepare the Sustainability Appraisal Report.	The purpose of this stage is to present the findings from Stage B in a form suitable for public consultation and use by decision makers.
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- 5.1** The Sustainability Appraisal Report is a key output and a critical part the SA process. It is a specific requirement of the SEA requirements (see 2 'Sustainability Appraisal Methodology'), where it is known as the Environmental Report. As such, this stage consists of the following task:
- C1: Preparing the Sustainability Appraisal Report
- 5.2** In deciding the length and the level of detail to be provided in a Sustainability Appraisal Report, we need to bear in mind its purpose as a public consultation document. It is likely to be of interest to a wide variety of readers, including decision-makers, other plan/ programme-making authorities, statutory consultees, non-government organisations, and members of the public. As such it needs to be prepared with this range of users in mind. It is also required to include a 'Non-technical Summary'.
- 5.3** At the Further Issues and Option stage (Autumn 2024), we have started to prepare the SA report (this report) but it is an iterative process and later stages will be completed as the Local Plan Update progresses. This section has been retained here for completeness and to show the full SA process.

6 Stage D - Consultation and development of the Plan

6 Stage D - Consultation and development of the Plan

D:	Consultation and development of the plan.	The purpose of this stage is to consult on the report, to appraise significant changes to the plan objectives, options and preferred options/ policies appraised in Stage B and to explain how the SA process has shaped the plan.
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- 6.1** This stage gives the public and consultation bodies an opportunity to express their opinions on the findings of the environmental report and to use it as a reference point in commenting on the plan. It is also an opportunity to gather more information through the opinions and concerns of the public. Consultation and engagement ensures the environmental implications of any significant changes to the draft plan are assessed and taken into account. It is also provides information on how the Sustainability Appraisal Report and consultees' opinions were taken into account in deciding the final format of the plan to be adopted.
- 6.2** This stage consist of the following tasks:
- D1: Public participation on the draft plan and the Sustainability Appraisal report
 - D2: Appraising significant changes
 - D3: Making decisions and providing information
- 6.3** At the Further issues and Options stage (Autumn 2024), this stage is to be completed but has been retained here for completeness to show the full SA process.

7 Stage E - Monitoring and implementation of the Plan

E:	Monitoring the implementation of the plan.	The purpose of this stage is to establish ways of considering whether or not to review the plan and to enable sustainability appraisal processes for future plans.
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- 7.1** Monitoring allows the actual significant environmental effects of implementing the Local Plan to be tested against those predicted and so helps to ensure that any problems which arise during implementation, whether or not they were foreseen, are identified and future predictions made more accurately.
- 7.2** Monitoring can help provide the baseline information for future plans and programmes, and in preparing information which will be needed for EIAs of projects. Monitoring and evaluation of progress towards objectives and targets can form a crucial part of the feedback mechanism. Feedback from the monitoring process helps to provide more relevant information that can be used to pinpoint specific performance issues and significant effects, and ultimately lead to more informed decision-making.
- 7.3** This stage consists of the following two tasks:
- E1: Developing aims and methods for monitoring
 - E2: Responding to adverse effects
- 7.4** At the Further issues and Options stage (Autumn 2024), this stage is to be completed but has been retained here for completeness to show the full SA process.

Sustainability Appraisal Appendix 1 - A1 Plans and Programs

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The plans, programmes and strategies reviewed in stage A1

The plans, programmes and strategies reviewed in stage A1

1.1 This appendix summarises the outcome of a review of international, national regional and sub-regional/county/local plans programmes and strategies. The following tables summarise the aims, objectives, targets and indicators of relevant plans, programmes and strategies which has informed the identification of the ways in which the Local Plan could help to fulfil them or be shaped by them.

1.2 While the review has been comprehensive, it is not an exhaustive list of all plan, programmes and strategies out there, but includes those that have the most direct bearing on the future planning of the district. The list does not provide a definitive account of their contents; however, it is considered that it provides a sufficient review of those relevant to the preparation of the Local Plan and identifies any environmental, economic and social implications that should be considered within the SA and plan-making process.

International level

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
United Nations: the 2030 Agenda for Sustainable Development (UN, 2015)	<p>The Sustainable Development Goals (SDGs) or Global Goals are a collection of 17 interlinked global goals designed to be a "blueprint to achieve a better and more sustainable future for all". The SDGs were set up in 2015 by the United Nations General Assembly and are intended to be achieved by the year 2030. The 17 goals are:</p> <ol style="list-style-type: none"> 1. End poverty in all its forms everywhere 2. End hunger, achieve food security and improved nutrition and promote sustainable agriculture 3. Ensure healthy lives and promote well-being for all at all ages 4. Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all 5. Achieve gender equality and empower all women and girls 6. Ensure availability and sustainable management of water and sanitation for all 7. Ensure access to affordable, reliable, sustainable and modern energy for all 8. Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all 9. Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation 10. Reduce inequality within and among countries 11. Make cities and human settlements inclusive, safe, resilient and sustainable 12. Ensure sustainable consumption and production patterns 13. Take urgent action to combat climate change and its impacts 14. Conserve and sustainably use the oceans, seas and marine resources for sustainable development 	<p>These goals are set at a high level. The National Planning Policy Framework now references these goals, as such the principles and essence of these goals and their contribution to sustainable development must be embedded into the new Local Plan.</p>	<p>All</p>

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss 16. Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels 17. Strengthen the means of implementation and revitalize the global partnership for sustainable development		
United Nations Climate Change Conference: Glasgow Climate Pact (UN, 2021)	<p>The Glasgow Climate Pact is a legally binding international treaty on climate change. COP26 finalised the Paris 'rulebook', resolving the key outstanding political decisions needed for Parties to begin implementing the Paris Agreement. On 13 November 2021, COP26 concluded in Glasgow with all countries agreeing the Glasgow Climate Pact to keep 1.5C alive and finalise the outstanding elements of the Paris Agreement. Climate negotiators ended two weeks of talks with consensus on urgently accelerating climate action.</p> <ul style="list-style-type: none"> • Mitigation - reducing emissions • Adaptation - helping those already impacted by climate change • Finance - enabling countries to deliver on their climate goals • Collaboration - working together to deliver even greater action 	<p>This is a high level agreement which the United Kingdom has signed up to in order to address the outstanding elements of the Paris Agreement. Huntingdonshire must play its part in reducing carbon emissions and the impacts of climate change on people and the environment. The new Local Plan will play an important part in implementing policies that provide carbon neutral, green and climate resilient development.</p>	<p>Climate Emissions and Targets</p>
United Nations: Paris Agreement (UN, 2015)	<p>The Paris Agreement is a legally binding international treaty on climate change. It was adopted by 196 Parties at COP 21 in Paris, on 12 December 2015 and entered into force on 4 November 2016. Its goal is to limit global warming to well below 2, preferably to 1.5 degrees Celsius, compared to pre-industrial levels. To achieve this long-term temperature goal, countries aim to reach global peaking of greenhouse gas emissions as soon as possible to achieve a climate neutral world by mid-century reaching a level whereby greenhouse gas emissions from human activity are at the same levels that trees, soil and oceans can absorb naturally (net zero) between 2050 and 2100. Also, each country to set its own emission-reduction targets, reviewed every five years and rich countries are to help poorer nations by providing funding, known as climate finance, to adapt to climate change and switch to renewable energy.</p>	<p>Huntingdonshire must play its part in reducing carbon emissions and the impacts of climate change on people and the environment. The new Local Plan will play an important part in implementing policies that provide carbon neutral, green and climate resilient development.</p>	<p>Climate Emissions and Targets</p>
Aarhus Convention 1998 : The UN Economic Commission for Europe Convention on Access to Information, Public Participation in Decision-Making and	<p>Establishes the right of everyone to receive environmental information that is held by the public sector. The right to participate from an early stage in environmental decision making. The right to challenge public decisions that have been made without respecting these rights. This led to the Freedom of Information Act 2000 and Environmental Information Regulations 2004.</p>	<p>Evidence used to underpin the new Local Plan must be publicly available. Consultation throughout the development of the Local Plan will be undertaken in accordance with the legal framework.</p>	<p>Procedural</p>

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Access to Justice in Environmental Matters			
European Landscape Convention (Council of Europe, signed by UK in 2006 and introduced March 2007)	Promotes landscape protection, management and planning and European co-operation on landscape issues. The Framework set out in the Convention is being implemented through Action Plans created by Natural England, English Heritage and DEFRA with input from other partners e.g. Forestry Commission and Local Authorities to review policies on Landscape.	Huntingdonshire's landscape is varied with urbanised towns and rural areas. There are several designated nature sites and the Fens important for wildlife and agricultural production.	Landscape Biodiversity, Habitats and the Natural Environment
Valletta Convention (European Convention on the protection of Archaeological Heritage) 1992	Recognises importance of and clarifies definition of archaeological heritage. The emphasis is on protection of sites for future study, the reporting of chance finds the control of excavations and the use of metal detectors. Signatories (including the UK) promise to allow the input of expert archaeologists into the making of planning policies and planning decisions.	Huntingdonshire has a wealth of heritage including many scheduled monuments. There is potential that sites of archaeological significance are yet to be discovered, therefore the new Local Plan will reinforce a positive strategy towards heritage and archaeology building on existing knowledge and evidence bases.	Heritage
European Convention for the Protection of the Architectural Heritage of Europe (1985) (Granada Convention)	The main purpose of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation and is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented.	Huntingdonshire has a wealth of heritage: many listed structures, conservation areas, scheduled monuments and registered parks and gardens. The new Local Plan will reinforce a positive strategy towards the conservation of landscapes, heritage and archaeology building on existing knowledge and evidence bases.	Heritage

1.3 European Directives that have been transposed into UK legislation:

- **European SEA Directive (2001/42/EEC)** > The Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)
- **European Directive 97/11/EC (amending Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment known as the Environmental Impact Assessment Directive)** > The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- **European Air Quality Framework Directive (2008/50/EEC)** > The Air Quality Standards Regulations 2010

The plans, programmes and strategies reviewed in stage A1

- **European Directive Nitrates (91/676/EEC)** > The Nitrate Pollution Prevention (Amendment) Regulations 2009 (Nitrate Pollution Prevention Regulations 2008)
- **European Directive on the Energy Performance of Buildings 2002/91/EC** > Building Regulations 2010 (as amended); and The Energy Performance of Buildings (England and Wales) Regulations 2012
- **European Environmental Noise Directive (2002/49/EC)** > Environmental Noise (England) Regulations 2006 (as amended)
- **Landfill of Waste (Landfill Directive) (99/31/EC)** > Landfill (England and Wales) Regulations 2002 (as amended)
- **European Waste Framework Directive (2006/12/EC)** > Waste Minimisation Act 1998; and Household Waste Recycling Act 2003
- **Water Framework Directive (2000/60/EC)** > Water Act 2014; and Flood and Water Management Act 2010
- **European Floods Directive (2007/60/EC)** > The Flood Risk Regulations 2009
- **EC Council Directive on the Conservation of Habitats and of Wild Fauna and Flora 92/43/EEC (The Habitats Directive, 1992)** > The Conservation of Habitats and Species Regulations 2017 (as amended)
- **Convention on Wetlands of International Importance (Ramsar, Iran, 1971) (Ramsar Convention)** > The Conservation of Habitats and Species Regulations 2017 (as amended)
- **Council Directive on the Conservation of Wild Birds: Directive 2009/147/EC** > The Conservation of Habitats and Species Regulations 2017 (as amended)
- **European Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) (1979)** > Wildlife and Countryside Act (1981 as amended)

National level

Legislation

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Human Rights Act 1998	Primary legislation covering human rights which sets out basic civil and political rights of individuals. It includes the right to peaceful enjoyment of a dwelling, to privacy and protection of privacy by law and freedom of opinion and expression.	Legal requirement that human rights of individuals are not compromised within the plan making process.	All
Freedom of Information Act 2000	Establishes the right of everyone to receive environmental information that is held by the public sector. The right to participate from an early stage in environmental decision making. The right to challenge public decisions that have been made without respecting these rights	Evidence to support the new Local Plan will be made publicly available. Consultation throughout the development of the Local Plan will be undertaken in accordance with the legal framework.	Procedural

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Environmental Information Regulations 2004	The Environmental Information Regulations 2004 is a UK Statutory Instrument that provides a statutory right of access to environmental information held by UK public authorities.	Evidence to support the new Local Plan will be made publicly available. Consultation throughout the development of the Local Plan will be undertaken in accordance with the legal framework.	Procedural
Equality Act 2010	The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. The protected characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation.	Legal requirement that those with a protected characteristic are treated equally and are not compromised within the plan making process. An Equality Impact Assessment will be undertaken as part of the preparations for the new Local Plan.	Procedural
The Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)	Requires assessment of the effect of projects on the environment.	The impacts of the new Local Plan on the environment be assessed and compiled into a Sustainability Appraisal.	Procedural
The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)	Requires assessment of the effect of projects on the environment (EIA). An Environmental Impact Assessment applies to development which is given planning permission under Part III of the Town and Country Planning Act 1990.	The Local Plan will undertake a sustainability appraisal to assess the impacts of policies and proposals on the environment.	Procedural
Town and Country Planning Act 1990 (as amended)	It is a central part of English planning law in that it concerns town and country planning in the United Kingdom and is now also complemented by the Planning and Compulsory Purchase Act 2004.	Legal framework for the planning system.	Procedural
Planning and Compulsory Purchase Act 2004 (as amended)	The Act updates elements of 1990 Town & Country Planning Act. In chapter 5, it introduces the system of development plan documents as part of the Local Development Framework. Introduces regional spatial strategies as replacements for structure plans and regional planning guidance. It also reforms to the development control and compulsory purchase and compensation systems and removes crown immunity from planning controls.	Legal framework for the planning system.	Procedural
Localism Act 2011	There are four key aspects of the Localism Act, it provided new freedoms and flexibilities for local government; new rights and powers for communities and individuals (including the introduction of	The Local Plan will meet these requirements.	Procedural

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	neighbourhood plans); reform to make the planning system more democratic and more effective; and reform to ensure that decisions about housing are taken locally		
The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)	Prescribe the general form and content of local plans and adopted policies maps and what additional matters local planning authorities must have regard to when drafting their local plans.	The Local Plan will meet these requirements.	Procedural
The Neighbourhood Planning (General) Regulations 2012	The Regulations set out the procedure for the designation of neighbourhood areas and neighbourhood forums and for the preparation of neighbourhood development plans and neighbourhood development orders (including community right to build orders).	Huntingdonshire has several made neighbourhood plans and some in production. More may follow. They have to be in conformity with the strategic policies of the Local Plan.	All
Planning Act 2008 (as amended)	Introduces the system for nationally significant infrastructure planning alongside further reforms to the Town and Country Planning System including the addition of a duty on councils to take action on climate change in their development plan documents and the introduction of a Community Infrastructure Levy. The Planning and Energy Act 2008 allows local planning authorities to set energy efficiency standards in their development plan policies that exceed the energy efficiency requirements of the building regulations.	Huntingdonshire has several major transport projects ongoing (A428, A141) and potentially others in East-West Rail. Huntingdonshire is a CIL charging authority. A transport study will be undertaken as part of the Local Plan's preparation. Additionally, the Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.	Travel and Transport Carbon Emissions and Targets
Planning and Energy Act 2008	Builds on policies and provisions in Climate Change Programme. Allows local authorities to include policies and proposals that will secure energy efficiency improvements in excess of Part L Building Regulations including: A proportion of energy used in development in their area to be energy from renewable sources; A proportion of energy used in development in their area to be low carbon; and Development in their area to comply with energy efficiency standards that exceed the energy requirements of building requirements.	The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.	Carbon Emissions and Targets

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Environment Act 2021	This Act will set clear statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water and waste, and includes an important new target to reverse the decline in species abundance by the end of 2030. It sets in law new tools that Natural England and others can use to help meet those targets towards a Nature-positive 2030 such as biodiversity metrics and calculators to assess biodiversity net gain. DEFRA have released the Biodiversity Metric 3.0 (JP039) in 2021.	The Local Plan will be supported by appropriate assessments on the environment including a Habitats Regulation Assessment to assess the impact of policies and allocations on the environment, habitats and wildlife. Collaboration with partners on how biodiversity net gain can be achieved will also take place.	Biodiversity, Habitats and the Natural Environment
The Conservation of Habitats and Species Regulations 2017 (as amended)	Sets targets for SSSIs and Regulation 48 requires screening of projects with respect to the need for Habitats Regulations Assessment (HRA).	The new Local Plan is required to undertake a Habitats Regulation Assessment to assess the impact of policies and allocations on internationally designated sites.	Biodiversity, Habitats and the Natural Environment
Wildlife and Countryside Act (1981 as amended)	The Convention aims to ensure conservation of wild flora and fauna species and their habitats and prevent loss of flora and fauna by making it illegal to intentionally damage wild plants and animals or their habitats. Special attention is given to endangered and vulnerable species, including endangered and vulnerable migratory species.	The Local Plan will be supported by appropriate assessments on the environment including a Habitats Regulation Assessment to assess the impact of policies and allocations on the environment, habitats and wildlife.	Biodiversity, Habitats and the Natural Environment
Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)	Provides specific protection for buildings and areas of special architectural or historic interest.	The Local Plan should include a positive strategy towards heritage assets.	Heritage
The Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Recognises importance of and clarifies definition of archaeological heritage. The emphasis is on protection of sites for future study, the reporting of chance finds the control of excavations and the use of metal detectors. Signatories (including the UK) promise to allow the input of expert archaeologists into the making of planning policies and planning decisions.	The Local should include a positive strategy towards heritage assets.	Heritage
Housing and Planning Act 2016	The Act introduced a number of measures: <ul style="list-style-type: none"> • Extending the Right to Buy discounts to housing association tenants. • Placing a duty on local planning authorities to promote the development of Starter Homes. • Requiring local authorities to prepare, maintain and publish local registers of land. • Supporting a doubling of the number of custom-built and self-built homes to 20,000 by 2020. 	The Local Plan will seek opportunities to integrate self and custom build products. The Local Plan will also include policies on affordable housing provision and recommended tenure splits to meet need.	Housing

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	<ul style="list-style-type: none"> • Ensuring every area has a local plan. • Reforming compulsory purchase. • Simplifying and speeding up neighbourhood planning. • Requiring social tenants on higher incomes to pay fairer rents. • Placing a duty on local authorities to consider selling higher-value housing assets when they become vacant. • Giving local authorities more powers to tackle rogue landlords. • Improving local information on the private rented sector. • Reducing regulatory controls for private registered providers of housing. • Enabling lead enforcement authority for estate agents. 		
Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)	<p>Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey').</p> <p>The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.</p>	<p>The Council is required to keep a Self and Custom build register and permit enough plots to meet the identified need within 3 years of the base period. The Local Plan will seek opportunities to integrate self and custom build products.</p>	Housing
Homelessness Reduction Act 2017	<p>It places duties on local authorities to intervene at earlier stages to prevent homelessness in their areas. It also requires housing authorities to provide homelessness services to all those affected, not just those who have 'priority need'. These include:</p> <p>(a) an enhanced prevention duty extending the period a household is threatened with homelessness from 28 days to 56 days, meaning that housing authorities are required to work with people to prevent homelessness at an earlier stage; and</p> <p>(b) a new duty for those who are already homeless so that housing authorities will support households for 56 days to relieve their homelessness by helping them to secure accommodation.</p>	<p>The proposed growth within the Local Plan must meet identified needs. These will be integrated into policies and allocations and supported by appropriate evidence.</p>	Housing
The Air Quality Standards Regulations 2010	<p>Avoid, prevent or reduce concentrations of harmful air pollutants and limit values and/or alert thresholds set for ambient air pollution levels. Sets legally binding limits for concentrations in outdoor air of major air pollutants that impact public health such as particulate matter and nitrogen dioxide.</p>	<p>The Local Plan should ensure that through its policies and allocations that harmful effects on air quality are avoided.</p>	Pollution
Environmental Noise (England) Regulations 2006 (as amended)	<p>Sets out a hierarchy for the avoidance, prevention and reduction in adverse effects associated with environmental noise, including noise generated by road and rail vehicles, infrastructure, aircraft and outdoor, industrial and mobile machinery. It focuses on three action areas: the determination of</p>	<p>The impact of noise on residential amenity, public health and the environment from proposals in the Local</p>	Pollution

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	exposure to environmental noise; ensuring that information on environmental noise and its effects is made available to the public; and preventing and reducing environmental noise where necessary and preserving environmental noise quality where it is good.	Plan will be considered, particularly in respect of the location of development and the type of development proposed.	
The Environmental Permitting (England and Wales) Regulations 2007	These Regulations introduce a new system of environmental permitting in England and Wales. They carry into effect in England and Wales Community legislation in the field of pollution prevention and control.	The Local Plan will undertake a sustainability appraisal to assess the impacts of policies and proposals on the environment.	Pollution
Nitrate Pollution Prevention (Amendment) Regulations 2016	Puts in place measures to reduce water pollution caused by nitrates. The Environment Agency identifies Nitrate Vulnerable Zones (NVZs) and establishes and implements an action programme with this aim. NVZs are areas designated as being at risk from agricultural nitrate pollution. They include about 55% of land in England. Defra reviews NVZs every 4 years to account for changes in nitrate concentrations. The last review was in December 2020.	The sustainability appraisal for the Local Plan should consider impacts of development upon any identified nitrate sensitive areas. Environmentally sensitive agricultural practice could also be considered as part of policies in combination with work underway in the Great Fen .	Land, Soils and Agriculture
Climate Change Act 2008 (as amended)	Long term binding framework to tackle climate change. Sets out a new approach to tackling climate change including: Setting ambitious, legally binding targets; Taking powers to help meet those targets; Strengthening the institutional framework; Enhancing the UK's ability to adapt to the impact of climate change; and Establishing clear and regular accountability to UK Parliament. Key aim of the Act is to improve carbon management helping the transition towards a low-carbon economy through the setting of carbon emission targets. In 2019 the Government amended the Climate Change Act to commit the UK to achieving net zero by 2050, compared to the previous target of an 80% reduction in emissions by 2050 from the 1990 baseline.	The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.	Carbon Emissions and Targets
Building Regulations 2010 (as amended)	Building regulations are minimum standards for design, construction and alterations to virtually every building. The Building Regulations 2010 cover the construction and extension of buildings and these regulations are supported by Approved Documents. Baseline is set for the conservation of fuel and power in new and existing dwellings by Part L of Building Regulations with Part G addressing sanitation, hot water safety and water efficiency. An uplift to parts L (Conservation of fuel and power) and F (Ventilation) came into effect on 15 June 2022 to improve the energy efficiency of new builds. Part O addressing overheating and Part S addressing infrastructure for charging electric vehicles were also added to the approved documents on 15 June 2022.	The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.	Carbon Emissions and Targets Renewable Energy and Energy Efficiency
The Energy Performance of Buildings (England	The 2012 regulations aim to implement the Energy Performance of Buildings Directive and in doing so improve the energy efficiency of buildings, thus reducing CO2 emissions and lessening the impact	The Local Plan will recognise and respond to the risks of climate change	Carbon Emissions and Targets

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
and Wales) Regulations 2012	of climate change. It does this through a number of measures which introduced structured assessment and reporting of aspects the buildings which have a bearing on their use of energy such as the construction style, the fabric used, insulation measures, the predicted performance of fixed building services for lighting, heating and cooling. Additionally, the reports contain recommendations which provide owners with optional actions and investments that they may make to increase the energy efficiency of their building.	for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.	Renewable Energy and Energy Efficiency
Landfill (England and Wales) Regulations 2002 (as amended)	To provide for measures, procedures and guidance to prevent or reduce effects on the environment, in particular the pollution of surface water, ground water, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from landfilling of waste, during the whole life-cycle of the landfill.	The Local Plan should have a positive strategy towards waste minimisation for example through policies that support a circular economy.	Waste and Recycling
Waste Minimisation Act 1998	The prevention or reduction of waste production and its harmfulness by; the development of technologies more sparing in their use of resources: the use of products designed so as to make no or the smallest possible contribution, by the nature of their manufacture, use or disposal, to increase the amount or harmfulness of waste and pollution hazards; the development of appropriate techniques for the final disposal of dangerous substances contained in waste destined for recovery; and the recovery of waste by means of recycling, reuse or reclamation with a view to extracting raw materials; or the use of waste as a source of energy.	The Local Plan should have a positive strategy towards waste minimisation for example through policies that support a circular economy.	Waste and Recycling
Household Waste Recycling Act 2003	The prevention or reduction of waste production and its harmfulness by; the development of technologies more sparing in their use of resources: the use of products designed so as to make no or the smallest possible contribution, by the nature of their manufacture, use or disposal, to increase the amount or harmfulness of waste and pollution hazards; the development of appropriate techniques for the final disposal of dangerous substances contained in waste destined for recovery; and the recovery of waste by means of recycling, reuse or reclamation with a view to extracting raw materials; or the use of waste as a source of energy.	The Local Plan should have a positive strategy towards waste minimisation for example through policies that support a circular economy.	Waste and Recycling
Water Act 2014	This Act brings about a reform of legislation concerning the water industry and management and conservation of water resources and related environmental matters in the United Kingdom. The purpose of the Act is to: reform the water industry to make it more innovative and responsive to customers and to increase the resilience of water supplies to natural hazards such as drought and floods to bring forward measures to address the availability and affordability of insurance for those households at high flood risk and ensure a smooth transition to the free market over the longer term.	The Local Plan will be supported by an updated Water Cycle Study and strategic flood risk assessment to shape policies and allocations.	Flooding and Water
Flood and Water Management Act 2010	The purpose of the Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater by preventing further deterioration and protects	The Local Plan will be supported by an updated Water Cycle Study and strategic	Flooding and Water

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	and enhances the status of aquatic ecosystems; promoting sustainable water use; enhancing protection and improvement of the aquatic environment; progressively reducing pollution of groundwater and prevents its further pollution; and contributing towards mitigating the effects of floods and droughts.	flood risk assessment to shape policies and allocations.	
The Flood Risk Regulations 2009	A framework for the assessment and management of flood risk, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity. It requires an assessment of all water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. The Directive also reinforces the rights of the public to access this information and to have a say in the planning process.	Three of Huntingdonshire's market towns are located within the Great Ouse valley (Huntingdon, St Neots and St Ives) and Ramsey within the low lying Fen, therefore flooding is a significant issue for the District, anticipated to worsen with climate change. The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.	Flooding and Water
The Countryside and Rights of Way Act 2000	Its aim is to improve public access to the countryside and registered common land while recognising the legitimate interests of the owners or managers of the land concerned. It implements the 'right to roam' in certain areas of cultivated land and upland in England and Wales. The Act lists restrictions on the public when on this land, including not damaging hedges, fences, walls.	Assess the impact of policies and allocations on public rights of way.	Travel and Transport
Natural Environment and Rural Communities Act 2006	The act created Natural England and the Commission for Rural Communities and, amongst other measures, it extended the biodiversity duty set out in the Countryside and Rights of Way (CROW) Act to public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity. Its principal aims are to ensure that all communities, people and businesses have better access to support, advice and services; and to better protect the countryside and open space through a more coherent approach to managing and conserving the natural environment	Assess the impact of policies and allocations on public rights of way. Huntingdonshire has a large rural area, the Local Plan should work with partners to improve transport in these areas and connections to more urban areas.	Travel and Transport
Children and Families Act 2014	The Children and Families Act (2014) aims to ensure that all children, young people and their families are able to access the right support and provision to meet their needs. The Act outlines the Code of Practice for children and young people with Special Educational Needs and Disability (SEND).	This will be reflected in infrastructure studies and delivery plans.	Education
Childcare Act 2016	The Childcare Act (2016) extends the entitlement in the Childcare Act (2006) to 30 hours free childcare over 38 weeks of the year for three- and four-year-olds in families where all parents are working. The Act places a duty on local authorities to secure sufficient and suitable quality early education and childcare places to enable parents to work or to undertake education or training which could lead to employment.	This will be reflected in infrastructure studies and delivery plans.	Education

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Education Act 1996 Education and Inspections Act 2006 Education and Skills Act 2008	<p>Section 14 of The Education Act (1996) places LAs under a general duty to provide a school place for every child living in their area of responsibility who is of statutory school age and whose parents want their child educated in the state-funded sector.</p> <p>The Education and Inspections Act (2006) places additional duties on LAs to ensure fair access to educational opportunity, to promote choice for parents and to secure diversity in the provision of schools. In addition to this, the Act places an explicit duty on LAs for the first time to respond formally to parents seeking changes to the provision of schools in their area, including new schools.</p> <p>The Education and Skills Act (2008) increased the minimum age at which young people in England can leave learning.</p>	Proposed development within Huntingdonshire will create increased demand for school places, new settlement and urban extensions may be of a scale to provide their own primary and secondary schools. The requirement to provide schools places inline with growth will be reflected in infrastructure studies and delivery plans.	Education
Retained EU Law (Revocation and Reform) Bill (2022)	The Bill will make it easier to amend or remove outdated 'retained EU law' - legacy EU law kept on the statute book after Brexit as a bridging measure – and will accompany a major cross-government drive to reform, repeal and replace outdated EU law.	The Local Plan and supporting evidence will meet all legal requirements and follow best practice in their production.	All
Levelling-up and Regeneration Bill and Policy Paper (2022)	The Levelling-up and Regeneration Bill was published in May 2022. It proposes fundamental changes to the planning system including local plan timetables. The details of the Bills are complex and wide ranging and set out in a Government Policy Paper with the Local Government Association publishing a summary of key changes.	The timetable and methods of bringing the proposals in the Bill forward may impact impact the process by which the Local Plan is prepared and its scale and scope.	All

National level policies and strategies

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
National Planning Policy Framework (2021) (NPPF) (MHCLG/ DLUHC, 2021)	<p>The revised National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied. It includes the following topic areas:</p> <ul style="list-style-type: none"> • Achieving sustainable development • Plan-making • Decision-making • Delivering a sufficient supply of homes • Building a strong, competitive economy 	The NPPF provides the national policies for planning and how these should be applied in the plan-making process. The Local Plan will need to be in conformity with the NPPF. Chapter 3 sets out the framework and criteria that the Local Plan must fulfil to be found sound.	All

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	<ul style="list-style-type: none"> • Ensuring the vitality of town centres • Promoting healthy and safe communities • Promoting sustainable transport • Supporting high quality communications • Making effective use of land • Achieving well-designed places • Protecting Green Belt land • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment • Facilitating the sustainable use of minerals 		
National Planning Practice Guidance (NPPG) (MHCLG/DLUHC)	To accompany the NPPF, a series of planning practice guidance have been produced to assist in the implementation and application of National policy. The guidance is updated fairly regularly.	The various topics covered within the NPPG provide additional detail on how national policy is to be applied including in plan-making which the Local Plan will reflect.	All
National Model Design Guide and Design Code (MHCLG/ DLUHC, 2021)	The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. The National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design.	Well designed places that create a sense of place is essential to sustainable and resilient communities and development. The Local Plan should set out policies towards design and placemaking so that future developments respond to their contexts using localised evidence such as Huntingdonshire's Design Guide and Landscape and Townscape SPD.	All
Manual for Streets (DCLG/DfT 2007)	Sets out principles for good street design covering: streets in context; the design process - from policy to implementation; layout and connectivity; quality places; Street users needs; street geometry; Parking; traffic signs and markings; street furniture and street lighting; and materials, adoption and maintenance.	Well designed places are a key component to sustainable development. The Local Plan should set out policies towards design and placemaking so that future developments respond to their contexts using localised evidence such as Huntingdonshire's	All

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
		Design Guide and Landscape and Townscape SPD.	
Waste Management Plan for England 2021 (Defra, 2021)	<p>The Waste Management Plan for England is an analysis of the current waste management situation in England. The plan does not introduce new policies or change how waste is managed in England. Its aim is to bring current waste management policies together under one national plan.</p>	<p>Policies within the Minerals and Waste Local Plan apply to Huntingdonshire, any designations within the Minerals and Waste Local Plan will be taken into account when considering policies and locations for growth. The Local Plan should have a positive strategy towards waste minimisation for example through policies that support a circular economy.</p>	Waste and Recycling
National Planning Policy for Waste (NPPW) (MHCLG/DLUHC, 2014)	<p>This document sets out detailed waste planning policies. It should be read in conjunction with the National Planning Policy Framework, the National Waste Management Plan for England and national policy statements for waste water and hazardous waste, or any successor documents. All local planning authorities should have regard to its policies when discharging their responsibilities to the extent that they are appropriate to waste management.</p>	<p>The Local Plan should have a positive strategy towards waste minimisation for example through policies that support a circular economy.</p>	Waste and Recycling
Planning for the Future White Paper (MHCLG/DLUHC, 2020)	<p>On 6 August 2020 (then MHCLG) launched the Planning for the Future consultation which proposes for long-term fundamental structural changes to England's planning system. The Government's intention of such reforms is to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed.</p>	<p>May impact the process by which the Local Plan is prepared and its scale and scope.</p>	All
Levelling up White Paper (DLUHC, February 2022)	<p>The Levelling Up White Paper sets out how the Government proposes to spread opportunity more equally across the UK. It sets out 12 missions to level up by 2030 across a variety of focus areas: living standards, research & development, transport infrastructure, digital connectivity, educations, skills, health, wellbeing, pride in place, housing, crime and local leadership.</p>	<p>Inequalities within Huntingdonshire will be reviewed and where possible will shape policies within the Local Plan to address them.</p>	Income and Deprivation
Net Zero Strategy: Build Back Greener (Department for Business, Energy & Industrial Strategy, October 2021)	<p>This strategy sets out policies and proposals for decarbonising all sectors of the UK economy to meet the country's net zero target by 2050. It includes policies like by 2035 the UK will be powered entirely by clean electricity; by 2035 no new gas boilers will be sold; further funding for the Social Housing Decarbonisation Scheme and Home Upgrade Grants; and a greener, faster and more efficient transport network.</p>	<p>The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.</p>	<p>Carbon Emissions and Targets</p> <p>Renewable Energy and Energy Efficiency</p>

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Energy white paper: Powering our net zero future (Department for Business, Energy & Industrial Strategy, December 2020)	<p>The energy white paper builds on the Ten point plan for a green industrial revolution. The white paper addresses the transformation of the UK energy system, promoting high-skilled jobs and clean, resilient economic growth to deliver net-zero emissions by 2050.</p>	<p>The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.</p>	<p>Carbon Emissions and Targets</p> <p>Renewable Energy and Energy Efficiency</p>
British Energy Security Strategy (Department for Business, Energy & Industrial Strategy, April 2022)	<p>The 'British energy security strategy' builds on the 'Ten point plan for a green industrial revolution', and the 'Net zero strategy'.</p> <p>The Government plans to reduce the UK's reliance on oil and gas by building up eight new nuclear reactors. The Government aims to reform planning laws to speed up approvals for new offshore wind farms. For onshore wind farms it wants to develop partnerships with "supportive communities" who want to host turbines in exchange for guaranteed cheaper energy bills. Targets for hydrogen production are being doubled to help provide cleaner energy for industry as well as for power, transport and potentially heating. The Government will consider reforming rules for installing solar panels on homes and commercial buildings to help increase the current solar capacity by up to five times by 2035. For oil and gas, there will be a new licensing round for North Sea projects is being launched in the summer on the basis that producing gas in the UK has a lower carbon footprint than doing so abroad. There will be a £30m "heat pump investment accelerator competition" to make British heat pumps which reduce demand for gas.</p>	<p>The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.</p>	<p>Carbon Emissions and Targets</p> <p>Renewable Energy and Energy Efficiency</p>
Heat and Buildings Strategy (Department for Business, Energy & Industrial Strategy, October 2021)	<p>This strategy sets out how the UK will decarbonise homes, and commercial, industrial and public sector buildings, as part of setting a path to net zero by 2050. It works alongside the 'Ten point plan for a green industrial revolution', and the 'Net zero strategy'.</p>	<p>The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions, resilient to the impacts of climate change and are carbon neutral. This may also include retrofitting of existing buildings.</p>	<p>Carbon Emissions and Targets</p> <p>Renewable Energy and Energy Efficiency</p>
Future Buildings Standard - Government	<p>The Future Buildings Standard provides a pathway to highly efficient non-domestic buildings which are zero carbon ready, better for the environment and fit for the future by increasing the thresholds</p>	<p>The Local Plan will recognise and respond to the risks of climate change for the district and develop planning</p>	<p>Carbon Emissions and Targets</p>

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
consultation response (MHCLG/ DLUHC, December 2020)	within Building Regulations. A full technical consultation on the Future Buildings Standard is expected in 2023 with implementation from 2025.	policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.	Renewable Energy and Energy Efficiency
Natural England Green Infrastructure standards (2023)	Details Natural England's standards for green infrastructure, a set of benchmarks that should be used to ensure new and existing residential development has access to nature.	A healthy and active population is a key component to sustainable development. The Local Plan will seek to integrate this into policies and allocations supported by appropriate infrastructure assessments.	Green Infrastructure and Open Space Population and Health
PHE Strategy 2020 to 2025 (Public Health England, 2019)	The PHE Strategy 2020 to 2025 sets out how Public Health England will work to protect and improve the public's health and reduce health inequalities over the next 5 years. It outlines PHE's role within the public health system, 10 priorities where PHE will focus particular effort and the areas where PHE will build capability within the organisation to support delivery of its strategic objectives and wider activities.	A healthy and active population is a key component to sustainable development. The Local Plan will seek to integrate this into policies and allocations supported by appropriate infrastructure assessments.	Green Infrastructure and Open Space Population and Health
Sports England Strategic outcomes planning and leisure delivery guidance (Sports England, May 2021)	The LSDG is a walkthrough of the different facility management options available to local authorities. It aims to help local authorities adopt a strategic approach to investment in sport to deliver desired local outcomes in a financially sustainable way.	A healthy and active population is a key component to sustainable development. The Local Plan will seek to integrate this into policies and allocations supported by appropriate infrastructure assessments.	Green Infrastructure and Open Space Population and Health
Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (England) (Fields on Trust, November 2020)	The Fields in Trust policy framework seeks the protection, provision and improvement of outdoor spaces for sport and play as part of the provision of sustainable communities. It sets out guidance for provision of outdoor sports and play facilities and recommended threshold provision.	A healthy and active population is a key component to sustainable development. The Local Plan will seek to integrate this into policies and allocations supported by appropriate infrastructure assessments.	Green Infrastructure and Open Space Population and Health
A Green Future: Our 25 Year Plan to Improve the Environment (Defra, 2018)	This 25 Year Environment Plan sets out government action to help the natural world regain and retain good health. It aims to deliver cleaner air and water in cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first. Alongside the plan, are 3 detailed technical annexes and	The Local Plan will be supported by appropriate assessments on the environment including a Habitats Regulation Assessment to assess the	Biodiversity, Habitats and the Natural Environment

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	the Outcome Indicator Framework for this plan, which is also available as an interactive dashboard. The first annual progress report in May 2019. The Plan sits alongside two other government strategies: our Industrial Strategy and our Clean Growth strategy.	impact of policies and allocations on the environment, habitats and wildlife. Collaboration with partners on how biodiversity net gain can be achieved will also take place.	
Safeguarding our Soils – A Strategy for England (Defra, 2009)	The Strategy's vision is that by 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations. Soil is a fundamental and essentially non-renewable natural resource, providing the essential link between the components that make up our environment. Soils vary hugely from region to region and even from field to field. They all perform a number of valuable functions or ecosystem services for society including: nutrient cycling, water regulation, carbon storage, support for biodiversity and wildlife, and providing a platform for food and fibre production and infrastructure.	Agriculture and farming places an important role to the local and national economy and to the conservation of habitats and carbon capture. An appropriate strategy towards protecting high quality soils should be included in the Local Plan.	Land, Soils and Agriculture Green Infrastructure
England Peat Action Plan (Defra, 2021)	The England Peat Action Plan sets out the government's long-term vision for the management, protection and restoration of peatlands, so that they provide a wide range of benefits to wildlife, people and the planet. To implement this vision, the plan includes: the announcement of the Nature for Climate Peatland Grant Scheme through the Nature for Climate Fund a commitment to end the use of peat in the amateur horticulture sector a new spatial map of England's peatlands The Plan commitments to restore 35,000 hectares of peatland by 2025. The action plan is part of a series of announcements on nature and climate and sits alongside the England Trees Action Plan. It also supports the 25 Year Plan to Improve the Environment.	Agriculture and farming places an important role to the local and national economy and to the conservation of habitats and carbon capture. The Council is a partner in the Great Fen project. The ambitions of the project should be supported in the new Local Plan.	Land, Soils and Agriculture Green Infrastructure
The UK Biodiversity Action Plan (1994 and updates) and UK Biodiversity Action Plan	A detailed plan for the protection and enhancement of biodiversity resources. Seeks to increase public awareness of, and involvement in, conserving biodiversity and to contribute to the conservation of biodiversity on a European and global scale.	The Local Plan will be supported by appropriate assessments on the environment including a Habitats Regulation Assessment to assess the impact of policies and allocations on the environment, habitats and wildlife. Collaboration with partners on how biodiversity net gain can be achieved will also take place.	Biodiversity, Habitats and the Natural Environment
The Biodiversity Metric 3.0 (JP039) (Defra, 2021)	Biodiversity Metric 3.0 is a biodiversity accounting tool that can be used for the purposes of calculating biodiversity net gain. It includes GIS support to apply the metric and also a test version of a Small Sites Metric – a simplified version of the Biodiversity Metric 3.0 for use on small development sites.	The Local Plan will be supported by appropriate assessments on the environment including a Habitats	Biodiversity, Habitats and the Natural Environment

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
		Regulation Assessment to assess the impact of policies and allocations on the environment, habitats and wildlife. Collaboration with partners on how biodiversity net gain can be achieved will also take place.	
Planning Policy for Traveller Sites (MHCLG, 2015)	This document sets out the Government's planning policy for traveller sites. It should be read in conjunction with the National Planning Policy Framework. The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. It identifies that Local authorities should make their own assessment of need for the purposes of planning.	The proposed growth within the Local Plan must meet the identified needs. These will be integrated into policies and allocations and supported by appropriate evidence.	Housing
Planning for Schools Development: Statement (2011)	The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards. It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications.	Proposed development within Huntingdonshire will create increased demand for school places, new settlement and urban extensions may be of a scale to provide their own primary and secondary schools.	Education
Skills for jobs: lifelong learning for opportunity and growth (DfE, 2021)	The White Paper sets out reforms to post-16 technical education and training to support people to develop the skills needed to get good jobs and improve national productivity.	Proposed development within Huntingdonshire will create increased demand for skills training and post-16 further education demand. A population with skills and technical training supports the local economy and improve employment prospects.	Education
Decarbonising transport: a better, greener Britain (2021)	This plan sets out the government's commitments and the actions needed to decarbonise the entire transport system in the UK. It includes the: <ul style="list-style-type: none"> • pathway to net zero transport in the UK • wider benefits net zero transport can deliver • principles that underpin our approach to delivering net zero transport 	Huntingdonshire has vast networks of strategic transport connections as well as local routes. The Local Plan should work with partners to help decarbonise the transport network, support a modal shift away from car usage, encourage	Travel and Transport Carbon Emissions and Targets

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
		sustainable modes of transport and increase the infrastructure of electric vehicle charging points.	
Future of Mobility: Urban Strategy (DfT, 2019)	<p>The 'Future of mobility: urban strategy' outlines the government's approach to maximising the benefits from transport innovation in cities and towns. It sets out the principles that will guide government's response to emerging transport technologies and business models. The strategy also contains details of the next steps for the government's Future of mobility grand challenge. Alongside the strategy, the Department for Transport (DfT) has published the summary of responses to its Future of mobility call for evidence.</p>	<p>Huntingdonshire has a large rural area and some more urbanised areas, the Local Plan should work with partners to improve transport and mobility across the district.</p>	Travel and Transport
Future of Transport: Rural Strategy – call for evidence responses (DfT, 2021)	<p>This call for evidence seeks views and evidence from all those with an interest in rural transport. Following the Future of mobility: urban strategy published in March 2019, the Department for Transport (DfT), sought views and evidence on what could be incorporated into a Future of Transport: rural strategy. The consultation ran between 23 November 2020 and 16 February 2021) and includes:</p> <ul style="list-style-type: none"> • the context of the Future of Transport: rural strategy assessment of the mobility trends in rural areas, and the emerging opportunities for rural environments that we are witnessing in transport innovation • consideration of the approach that the government could take to help shape these opportunities to benefit rural areas. <p>The DfT anticipates a draft Rural Transport Strategy to be published by the end of 2022.</p>	<p>Huntingdonshire has a large rural area, the Local Plan should work with partners to improve transport in these areas and connections to more urban areas.</p>	Travel and Transport
The Heritage Statement (Department for Digital, Culture, Media & Sport, 2017)	<p>The Government's vision and strategy for Heritage and the historic environment including how the government will support the heritage sector and help it to protect and care for our heritage and historic environment in the coming years, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.</p>	<p>The Local should include a positive strategy towards heritage assets.</p>	Heritage
Industrial Strategy: Building a Britain fit for the future (HM Government, 2017)	<p>This sets out a long-term plan to boost the productivity and earning power of people throughout the UK. The strategy sets out how we are building a Britain fit for the future – how we will help businesses create better, higher-paying jobs with investment in the skills, industries and infrastructure of the future. It aims to boost productivity and earning power across the country by focusing on 5 foundations: ideas, people, infrastructure, business environment and places. In December 2018, progress made by the Industrial Strategy in Forging our Future: Industrial Strategy – the story so far was published.</p>	<p>A positive strategy towards economic activity and employment is essential in the Local Plan using appropriate evidence. Having a good understanding on the potential for a green economy and green jobs will need to be considered.</p>	<p>Employment and Business</p> <p>Carbon Emissions and Targets</p>
The Clean Growth Strategy: Leading the way to a low carbon	<p>This strategy sets out our proposals for decarbonising all sectors of the UK economy through the 2020s. It explains how the whole country can benefit from low carbon opportunities, while meeting national and international commitments to tackle climate change.</p>	<p>A positive strategy towards economic activity and employment is essential in</p>	Employment and Business

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
future (HM Government, 2017)		the Local Plan using appropriate evidence. Having a good understanding on the potential for a green economy and green jobs will need to be considered.	Carbon Emissions and Targets
The Environment Agency's approach to groundwater protection (EA, 2017)	It contains position statements which provide information about the Environment Agency's approach to managing and protecting groundwater. They detail how the Environment Agency delivers government policy for groundwater and adopts a risk-based approach where legislation allows.	Policies that support the EA's goals and objectives on managing and protecting groundwater should be included in the Local Plan.	Flooding and Water
National Flood and Coastal Erosion Management Strategy for England (EA, 2021)	The Flood and Water Management Act 2010 places a statutory duty on the Environment Agency to develop a National Flood and Coastal Erosion Risk Management Strategy for England. This strategy describes what needs to be done by all risk management authorities (RMAs) involved in flood and coastal erosion risk management for the benefit of people and places.	The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.	Flooding and Water
Clean Air Strategy 2019 (HM Government)	This strategy sets out the actions required across all parts of government and society to improve air quality. The strategy sets out how the Government will: protect the nation's health; protect the environment; secure clean growth and innovation; and reduce emissions from transport, homes, farming and industry monitor our progress. It complements three other UK government strategies: the Industrial Strategy, the Clean Growth Strategy and the 25 Year Environment Plan.	The Local Plan should ensure that through its policies and allocations that harmful effects on air quality are avoided.	Pollution
Air quality plan for nitrogen dioxide (NO2) in UK (Defra, 2017)	Statutory air quality plan for nitrogen dioxide (NO2), setting out how the UK will be reducing roadside nitrogen dioxide concentrations. These documents and zone plans set out our comprehensive approach to meeting the statutory limits for nitrogen dioxide, and the policy background. The technical report details the modelling techniques and assumptions used when developing the plan.	The Local Plan should ensure that through its policies and allocations that harmful effects on air quality are avoided.	Pollution

Regional level

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
UKCP18 Climate Projections (UKCIP, 2018)	Comprehensive climate projections for the UK split into regions.	Huntingdonshire must play its part in reducing carbon emissions and the impacts of climate change on people and the environment. The new Local Plan will play an important part in implementing	Carbon Emissions and Targets

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
		policies that provide carbon neutral, green and climate resilient development.	
Planning for sustainable growth in the Oxford-Cambridge Arc: spatial framework (MHCLG/DLUHC, 2021) , Local Natural Capital Plan and Ox-Cam Integrated Water Management Framework	<p>The Government has renewed its support for the Oxford-Cambridge Arc, which Huntingdonshire is located within. In February 2021, a Spatial Framework for the Arc was published setting out the rationale and timelines to deliver the Spatial Framework. This is a long-term strategic plan to help coordinate the infrastructure, environment and new developments in the area. An indicative time for a draft Framework to be published is Autumn 2022. Once finalised, the Spatial Framework will sit alongside the NPPF as national policy. A consultation on creating a vision for the Oxford-Cambridge Arc was launched in July 2021 alongside a Sustainability Appraisal Scoping Report, the data used within it has been placed into an interactive map.</p> <p>The Local Natural Capital Plan for the Arc is a first step to ensure a natural capital baseline and framework is provided that helps to monitor environmental change and de-risk growth as part of the Ox-Cam Arc.</p> <p>The Ox-Cam Integrated Water Management Framework will explore how to draw together current and ongoing water, flood, natural capital, and land use planning work to create a shared understanding of issues and pressures and fully interconnected water and flood risk evidence base, and test and trial new approaches across the range of water functions. This will be used to consider water systems strategically and allow a holistic approach to decision making, solution planning for water management and wider spatial planning policy.</p>	<p>Huntingdonshire is located within the Oxford-Cambridge Arc. The Council has actively engaged with the Government on developing the Spatial Framework as stakeholders. To realise the potential of the Arc and if it is continued, the Local Plan should sustainably integrate infrastructure, growth and environmental priorities.</p>	All
East of England Route Strategy (Highways England, March 2017)	<p>This Route Strategy provides a statement on the current performance of, and perceived pressures on, the East of England route to inform the planning of future investment. The SRN supports national and local economic prosperity by:</p> <ul style="list-style-type: none"> ● linking together major cities ● connecting with extensive local road network ● providing links to major ports, airports, and rail terminals ● enabling good access to regions and cross-border routes between the nations of the United Kingdom <p>The East of England route is formed of the A11, A12, A47 and A120</p>	<p>Huntingdonshire and many of its settlements are well placed in relation to the strategic road network. Improvements to existing routes and the delivery of infrastructure, housing and jobs nearby will need to be appropriately assessed.</p>	Travel and Transport
East-West Rail	<p>East West Rail is a major infrastructure project which is proposed to deliver these much-needed connections. Linking people with job opportunities, new homes and major economic hubs both locally and across the UK. It is a key transport project within the Ox-Cam Arc. The section between Oxford and Bicester has been constructed with Bicester to Bletchley under construction. Later phases such as Bletchley to Bedford is in the detailed planning phase while the Bedford to Cambridge section is</p>	<p>A key project to support the delivery of the Oxford-Cambridge Arc, an East West Rail route within Huntingdonshire and potentially a new station will have impact on the spatial distribution of new development. The delivery of</p>	Travel and Transport

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	in the early planning phase. There is likely to be a new railway station to the south of St Neots, it is not clear whether this will be nearer to St Neots or Tempsford at this stage.	infrastructure, housing and jobs within this corridor will need to be appropriately assessed.	
A428 Black Cat to Caxton Gibbet Road improvement scheme Development Consent Order	The proposal is to upgrade the A428 between A1/A421 Black Cat Junction and A428/A1198 Caxton Gibbet Junction to high quality dual carriageway. Construction will include 19km of new Dual Carriageway, and Grade separated junctions. The DCO was granted on 18 August 2022.	Huntingdonshire and many of its settlements are well placed in relation to the strategic road network. Improvements to existing routes and the delivery of infrastructure, housing and jobs nearby will need to be appropriately assessed.	Travel and Transport
A47 North Tuddenham to Easton improvement scheme Development Consent Order	Dualling of the single carriageway section of the A47 between Norwich and Dereham, linking together two existing sections of dual carriageway. The scheme will provide a new route to the south of Hockering and to the north of Honningham and include new junctions with locations yet to be determined. The DCO was granted on 12 August 2022.	Huntingdonshire and many of its settlements are well placed in relation to the strategic road network. Improvements to existing routes and the delivery of infrastructure, housing and jobs nearby will need to be appropriately assessed.	Travel and Transport
East Inshore and East Offshore Marine Plans (2014)	Published April 2014, the East Inshore and East Offshore Marine Plans provide guidance for sustainable development from Flamborough Head to Felixstowe. Marine plans address the key issues for the area, setting a vision and objectives. Detailed policies set out how these will be achieved and how issues will be managed or mitigated. The policies inform decision-making for any activity or development which is in or impacts on a marine area.	The River Great Ouse and River Nene flow through the district, they both drain into the North Sea.	Flooding and Water
Water for people and the environment: Water resources strategy Regional action plan for the Anglian Region (Environment Agency, 2009)	Sets out the EA's strategic approach to water management within the Anglian region. It considers local pressures and priorities, and reflects the measures in River Basin Management Plans and the EA's corporate strategy. The regional action plan and its strategy link to a number of other strategies and plans for England and Wales.	Huntingdonshire lies within the East of England, a region prone to water stress. The impact of future growth on water supply will need to be properly assessed.	Flooding and Water
Emerging Water Resources East Regional Plan (January 2022)	Consultation on the draft Water Resources East Regional Plan was undertaken between January and March 2022. The Plan is anticipated to be completed in 2023. The aim of our Regional Plan is to ensure sustainable and resilient water resources to 2050 and beyond.	Huntingdonshire lies within the East of England, a region prone to water stress. The impact of future growth on water supply will need to be properly assessed.	Flooding and Water

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Drainage and Wastewater Management Plan (forthcoming in May 2023)	The Drainage and Wastewater Management Plan (DWMP) is a collaborative long-term strategic plan highlighting the known and expected future risks to drainage and identifying solution strategies to mitigate.	Huntingdonshire lies within the East of England, a region prone to water stress. The impact of future growth on water supply will need to be properly assessed.	Flooding and Water
Future Fens Integrated Adaptation manifesto (November 2021) and Future Fens Flood Risk Management Baseline Report (2020)	Sets out an approach for landscape scale adaptation to climate change. Aims are to protect and enhance the environment, maintain food security, develop new water resources, alleviate risks from drought and floods, to lock carbon into natural systems and enable investment. The Environment Agency's 'Flood Risk Management for the Fens' project considers what the future flood risk management choices for the Great Ouse Fens might look like.	The rivers Great Ouse and Nene are key to the catchment area feeding the Fens and cut through Huntingdonshire. The integrated approach connects changes to the water environment with agriculture and the impacts on peat soils which cover much of northern Huntingdonshire.	Flooding and Water Land, Soils and Agriculture Carbon Emissions and Targets Biodiversity, Habitats and the Natural Environment.
Catchment Abstraction Management Plans: Upper Ouse and Bedford Ouse abstraction licensing strategy (2017) , Old Bedford including Middle Level abstraction licensing strategy (2017)	Details how the Environment Agency manages water resources and sets out the EA's approach to managing new and existing abstraction and impoundment within their the Old Bedford catchment and the Upper Ouse and Bedford Ouse catchment.	Huntingdonshire lies within the East of England, a region prone to water stress. The impact of future growth on water supply will need to be assessed.	Flooding and Water
Anglian Water's Long Term Water Recycling Plan (WRLTP)	The plan considers risk from growth, climate change, severe drought, and customer behaviours. It promotes sustainable solutions for maintaining reliable and affordable levels of service, and facilitates working in partnership to mitigate flood risk. It complements the Anglian Water Water Resource Management Plan (WRMP).	Huntingdonshire lies within the East of England, a region prone to water stress. Huntingdonshire is home to England's third largest reservoir, Grafham Water. The impact of future growth on water supply will need to be assessed.	Flooding and Water
Anglian Water Resource Management Plan (WRMP) 2020-2045	Sets out how Anglian Water will manage the water supplies in the region to meet current and future needs over a minimum of 25 years. The current Plan, published in 2019, covers the period from 2020-2045. The Plan identifies that the Anglian region faces four key challenges: climate change,	Huntingdonshire lies within the East of England, a region prone to water stress. Huntingdonshire is home to England's	Flooding and Water

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	environmental protection, population growth and the risk of drought. The Plan seeks to address as the area may move from a strong position of a surplus of 150 million litres of water daily to a deficit of 30 million litres daily by 2025. To tackle this, there is a focus on the demand side first and reduce the amount of water used by installing smart meters, reducing leakage and investing in water efficiency and also invest in the supply-side to increase the amount of water available.	third largest reservoir, Grafham Water. The impact of future growth on water supply will need to be assessed.	
Anglian River Basin District River Basin Management Plan (2015)	This document sets out the current state of the water environment; pressures affecting the water environment; environmental objectives for protecting and improving the waters; programme of measures, actions needed to achieve the objectives; and progress since the 2009 plan. It also informs decisions on land-use planning because water and land resources are closely linked.	Huntingdonshire lies within the East of England, a region prone to water stress. Huntingdonshire is home to England's third largest reservoir, Grafham Water. The impact of future growth on water supply will need to be assessed with .	Flooding and Water
Cambridge Water Resource Management Plan 2020-2045	The plan covers a 25 year period to 2045. This plan sets out, in detail, how Cambridge Water will provide high-quality, sustainable and reliable water supplies over the next 25 years. It also takes into account things like climate change, population growth and the need to protect the environment. It describes how Cambridge Water will manage water resources and maintain the balance between the water available to supply to and the demand for that water.	Huntingdonshire lies within the East of England, a region prone to water stress. The impact of future growth on water supply will need to be assessed.	Flooding and Water

Sub-regional, County and Local level

Sub-regional level documents

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Cambridgeshire and Peterborough Devolution Deal (HM Government, 2017)	This Devolution Deal marked the transfer of resources, powers and accountability from central Government to Cambridgeshire and Peterborough. In return for this level of devolution and local control Cambridgeshire and Peterborough will establish a Combined Authority, with a directly elected Mayor in place from May 2017. The ambitions of the Cambridgeshire and Peterborough Combined Authority is to: <ul style="list-style-type: none"> • double the size of the local economy • accelerate house building rates to meet local and UK need • deliver outstanding and much needed connectivity in terms of transport and digital links • provide the UK's most technically skilled workforce 	Huntingdonshire is part of the Cambridgeshire & Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.	All

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	<ul style="list-style-type: none"> • transform public service delivery to be much more seamless and responsive to local need • grow international recognition for our knowledge based economy • improve the quality of life by tackling areas suffering from deprivation 		
Cambridgeshire & Peterborough Combined Authority Housing Strategy (CPCA, September, 2018)	<p>The delivery of at least 100,000 more homes, and especially new affordable homes, is one of the key objectives of the CPCA. The CPCA's targets for housing delivery include at least 100,000 additional new homes (including at least 40% new affordable homes) by 2036; and short term delivery targets of at least 2,000 new affordable homes by 2022, region wide, using £100 million of government grant, plus 500 new Council homes in a government grant ring-fenced for Cambridge City Council.</p>	<p>Huntingdonshire is part of the Cambridgeshire & Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Housing</p>
Cambridgeshire & Peterborough Independent Economic Review (CPIER) (September, 2018)	<p>This independent review highlights the importance of the Cambridgeshire and Peterborough area to the national economy and its industrial future. It makes 14 key recommendations and 13 subsidiary recommendations to sustain its own economy, and support the UK economy, while providing a better and more fulfilling way of life for the people who live and work in this area.</p>	<p>Huntingdonshire is part of the Cambridgeshire & Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Employment and Businesses Retail and Town Centres Tourism and Leisure</p>
Cambridgeshire & Peterborough Local Industrial Strategy (July 2019)	<p>This Local Industrial Strategy sets out an industrial blueprint to deliver Cambridgeshire and Peterborough's vision of being a leading place in the world to live, learn, work, and do business. It supports the aims of the National Industrial Strategy by boosting productivity in Cambridgeshire and Peterborough. This strategy is one of a family of four linked strategies covering the Oxford-Cambridge Arc, with the other strategies covering Oxfordshire, Buckinghamshire and the South East Midlands. While responding to the wider economic context of the Arc, the specific objectives for the Cambridgeshire and Peterborough area are:</p> <ul style="list-style-type: none"> • Working together collaboratively across all of the foundations of productivity to ensure that the implementation of the four Local Industrial Strategies maximises the economic potential of the wider Arc region. • Harnessing the collective strength of the Arc's research base – driving greater collaboration on science and research; developing a network of 'living labs' to trial and commercialise new technologies; and growing the role of the Arc as a global research and innovation hub. • Bringing employers and skills providers together to understand the current and future skills needs, and planning provision to meet them. 	<p>Huntingdonshire is part of the Cambridgeshire & Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Employment and Businesses</p>

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	<ul style="list-style-type: none"> Maximising the economic benefits of new transport, energy and digital infrastructure within the Arc. Developing an improved business support and finance programme for high growth companies, a shared approach to commercial premises and an Internationalisation Delivery Plan to encourage greater trade and inward investment in the Arc 		
Cambridgeshire & Peterborough Local Economic Recovery Strategy (LERS) (March, 2021)	<p>The Combined Authority's goal is to make a leading contribution both to the UK's recovery from the Covid-19 pandemic and to its future global success. This strategy sets out how the CA will accelerate the recovery, rebound and renewal of its economy, helping people effected and achieving the ambition to double GVA by 2042 in a digitally enabled, greener, healthier and more inclusive way.</p>	<p>Huntingdonshire is part of the Cambridgeshire & Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Employment and Businesses</p> <p>Retail and Town Centres</p> <p>Tourism and Leisure</p>
Cambridgeshire & Peterborough Independent Commission on Climate (CPICC) (October 2021)	<p>The Commission's mission is to provide independent advice to local government, the broader public sector and business on setting and meeting carbon reduction targets for Cambridgeshire and Peterborough and on preparing for climate change. It identifies that within the CPCA area, emissions are almost 25% higher per person than the UK average, excluding the emissions from peat. It identifies that in the CPCA area there are over 350,000 existing homes that will need to be converted to low carbon heating, and every new build must be net zero. All the cars in the region (more than 500,000 currently) will need to be zero emissions by 2050. In respect of green infrastructure, it is estimated a requirement of around £700m annually through the 2020s in the CPCA area will be needed to deliver the decarbonisation of electricity systems, industries, transport and homes.</p>	<p>Huntingdonshire is part of the Cambridgeshire & Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Carbon Emissions and Targets</p> <p>Renewable Energy and Energy Efficiency</p>
The Cambridgeshire & Peterborough Local Transport Plan (CPCA, 2020)	<p>This is the first transport plan for Cambridgeshire and Peterborough together and establishes a vision, goals, objectives and policies to respond to the Combined Authority's strategic approach to growth to 2050 and to address current challenges and opportunities. There are three goals: deliver economic growth and opportunity for all our communities; provide an accessible transport system to ensure everyone can thrive and be healthy; and preserve and enhance our built, natural and historic environment and implement measures to achieve net zero carbon.</p>	<p>Huntingdonshire is part of the Cambridgeshire & Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Travel and Transport</p>
Mapping natural capital and opportunities for habitat creation in Cambridgeshire (Natural Capital Solutions Ltd for Cambridgeshire)	<p>This report has produced detailed habitat base maps for the whole of Cambridgeshire (including Peterborough), to examine habitat change over 80 years, and to identify opportunities to enhance biodiversity.</p>	<p>Report includes habitats within Huntingdonshire. The impact of local plan policies and any site allocations will be assessed for their impact on the environment via a habitats regulations assessment.</p>	<p>Biodiversity, Habitats and the Natural Environment</p>

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Biodiversity Partnership, May, 2019			
Natural Cambridgeshire's 'Doubling Nature – A Vision for the Natural Future of Cambridgeshire and Peterborough in 2050'	The vision is to double nature, including land managed for nature, in Cambridgeshire by 2050. Within this, it aims to create living landscapes, promote good practice for local food and farming, create better places to live, create sustainable jobs, healthy communities and promote heritage, culture and leisure.	The natural environment and biodiversity net gain will be embedded in to the Local Plan as part of sustainable development objectives.	Biodiversity, Habitats and the Natural Environment
Combined Authority Doubling Nature Investment Plan (2020)	As part of the 'Doubling Nature – A Natural Vision', there is a commitment to prepare a Cambridgeshire-wide natural capital investment plan, now termed the Doubling Nature Investment Plan (DNIP), to 'inform strategic and economic decision making in order to maximise opportunities for enhancing the area's natural environment. This scoping report explores mechanisms in which to deliver this.	The natural environment and biodiversity net gain will be embedded in to the Local Plan as part of sustainable development objectives.	Biodiversity, Habitats and the Natural Environment
Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-2025 (Connecting Cambridgeshire, 2021)	<p>It targets different aspects of digital connectivity from broadband, mobile, 'Smart' technology and public access Wi-Fi to ensure that the Cambridgeshire & Peterborough Combined Authority area has the leading digital connectivity infrastructure required to ensure that:</p> <ul style="list-style-type: none"> • All businesses have access to the leading-edge digital connectivity needed to help them succeed and to deliver sustainable growth. • Communities, particularly in rural areas, are digitally connected and able to access education, jobs, health, social care and other public services. • Digital connectivity supports home working and remote training alongside other agile working practises, which can contribute to reduced commuting, less traffic congestion and more flexible and more inclusive job opportunities. • 'Smart' technology, including 'Internet of Things' based connectivity helps to provide ready access to real-time transport information and environmental monitoring, leading to increased use of sustainable transport solutions, reducing private car usage and contributing to a reduction in carbon emissions and meeting climate change targets. • As a key part of the Oxford-Cambridge Arc, businesses, communities and public services in our area are able to harness digital connectivity and advanced technology to support sustainable growth, good quality of life and a strong local economy with no communities left behind. 	Connecting Cambridgeshire includes Huntingdonshire. Where possible, the Local Plan will work towards improving digital infrastructure.	Digital Infrastructure and Communications

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Cambridgeshire and Peterborough Minerals and Waste Local Plan (CCC, adopted July 2021)	The Minerals and Waste Local Plan sets the framework for all minerals and waste developments until 2036. It sets out policies to guide mineral and waste management development and will: ensure a steady supply of minerals (construction materials e.g. sand and gravel) to supply the growth that is planned for the area; and enable CCC to have new modern waste management facilities, to manage our waste in a much better way than landfill. The Local Plan makes strategic allocations for long-term mineral and waste management development at Block Fen/Langwood Fen near Mepal. Designations such as Mineral Safeguarding Areas are also made within the Local Plan and shown on the Policies Map. This will ensure, for example, that consultation takes place between the County Council as Mineral Planning Authority and district/city councils when development is proposed on mineral bearing land. The aim is to avoid the county's finite mineral resource being unknowingly or unnecessarily sterilised.	Policies within the Minerals and Waste Local Plan apply to Huntingdonshire, any designations within the Minerals and Waste Local Plan will be taken into account when considering policies and locations for growth.	Waste and Recycling
Cambridgeshire and Peterborough Joint Health and Wellbeing Strategy 2020-2024 (CCC, 2020)	The health and wellbeing strategy has four priorities: <ol style="list-style-type: none"> 1. places that support health and wellbeing; 2. helping children achieve the best start in life; 3. staying healthy throughout life; and 4. quality health and social care. 	Health and wellbeing should be embedded in the Local Plan as part of sustainable development objectives and to create and support resilient communities.	Population and Health

County level documents

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Cambridgeshire Renewables Infrastructure Framework (CRIF) – Final Report: Finance, Delivery and Engagement (Camco for Cambridgeshire Horizons, 2012)	Aims including; to serve as an evidence base for the introduction of the Community Infrastructure Levy by identifying the renewable energy Infrastructure needed to meet low-carbon development aims, allowing the collection of developer contributions as part of the funding solution for such projects; informing ongoing development of development plans alongside other evidence based work, with the aim of creating the policy platform for renewable energy infrastructure investment; informing the proposed Community Energy Fund (CEF), identifying opportunities for more flexible sources of low carbon infrastructure investment and to complement the Low Carbon Development Initiative (LCDI), which is bringing forward and reducing the risk of renewable energy projects to enable investment.	Huntingdonshire are preparing their own Environment and Climate Change Strategy. The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions where possible and is resilient to the impacts of climate change.	Carbon Emissions and Targets
Climate Change and Environment Strategy	Following Cambridgeshire County Council's declaration of a Climate and Environment Emergency, it has approved a Climate Change and Environment Strategy (2020-2025), Carbon Footprint for	Huntingdonshire are preparing their own Environment and Climate Change	Carbon Emissions and Targets

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
(2020-2025). Carbon Footprint for 2018/19 and our Action Plan (CCC, 2020)	2018/19 and our Action Plan. These set out plans to reduce the County Council's the County's carbon footprint, and to support others in their efforts. There are 15 priority areas split within three themes (mitigation, adaptation and natural capital). The vision is to deliver net-zero carbon emission for Cambridgeshire by 2050 whilst supporting our communities and Cambridgeshire's biodiversity and environmental assets to adapt and flourish as our climate changes.	Strategy. The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.	
Cambridgeshire Climate Change and Environment Strategy 2020	Mitigation and adaptation to climate change of CCC estate and elements they can influence. Conservation and enhancement of natural capital and priority areas for this in Cambridgeshire.	Huntingdonshire are preparing their own Environment and Climate Change Strategy. The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.	Carbon Emissions and Targets
Cambridgeshire Landscape Guidelines (CCC, 1991)	Vision: a countryside which is diverse, reflecting local character and a sense of place, consciously thought about and managed and which acknowledges our affinity with nature and our need for recreation and visual enjoyment. Sets out the following objectives to achieve the vision: increase people's awareness of landscape quality; mobilise care and action amongst the main bodies who play the most active role in generating tomorrow's landscapes; improve overall visual quality and strengthen the contrasts between landscapes in the County; integrate wildlife conservation into landscape action at all scales; protect and enhance historic features; and conserve existing features and create landmarks and 'personality' in the landscape.	This guidance has been incorporated into the Landscape and Townscape SPD (2022), the new Local Plan will consider the impact of growth on the landscape.	Landscape
Cambridgeshire and Peterborough Biodiversity Action Plans (CCC, Various dates)	The Cambridgeshire and Peterborough Biodiversity Group has reviewed our Local Priority Species (formerly Local Species Action Plans). Over 200 UK Priority Species are found in Cambridgeshire and Peterborough.	By Cambridgeshire County Council which includes Huntingdonshire authority area	Biodiversity, Habitats and the Natural Environment
Cambridgeshire Rights of Way Improvement Plan (2016)	This document provides an update to the Rights Of Way Improvement Plan (ROWIP) adopted in 2006 in line with the requirements of the Countryside and Rights of Way Act 2002. This update summarises the progress made since the ROWIP was adopted in 2006 and sets out future challenges for rights of way and countryside access to 2031 in the form of updated Statements of Action.	By Cambridgeshire County Council which includes Huntingdonshire authority area	Travel and transport

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Cambridgeshire Flood Risk Management Strategy 2021-2027 (2022)	<p>The strategy's main focus is on flooding from surface water, groundwater and ordinary watercourses, such as streams and ditches. Although the risk of flooding from rivers remains the responsibility of the Environment Agency, this strategy looks at the interaction between all forms of flood risk.</p>	<p>Three of Huntingdonshire's market towns are located within the Great Ouse valley (Huntingdon, St Neots and St Ives) and Ramsey within the low lying Fen, therefore flooding is a significant issue for the District, anticipated to worsen with climate change. The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.</p>	<p>Flooding and Water</p>
Surface Water Management Plan for Cambridgeshire (CCC, 2014)	<p>Tool to manage surface water flood risk on a local basis by improving and optimising coordination between relevant stakeholders. SWMPs build on 'Strategic Flood Risk Assessments' and provide the vehicle for local organisations to develop a shared understanding of local flood risk and establish an action plan, including setting out priorities for action, maintenance needs and links into development framework and emergency plans. Also to be used as evidence when formulating general planning policies relating to surface water flooding such as use of SuDS. Identifies St Neots, Huntingdon, St Ives, Sawtry and Godmanchester as wetspots and St Neots for additional modelling work. The objectives of the 2014 SWMP Countywide Update are to:</p> <ul style="list-style-type: none"> • Collate and review additional flood incident records from 2011 to 2014 made available by the SWMP stakeholders to identify that the initial wetspot list remains appropriate; • Revise the MCA methodology to make use of the updated national surface water flood risk mapping available from the EA; and • Produce a revised list of wetspot prioritisation to assist CCC and partners in taking action and allocating resources for future investigation. 	<p>Three of Huntingdonshire's market towns are located within the Great Ouse valley (Huntingdon, St Neots and St Ives) and Ramsey within the low lying Fen, therefore flooding is a significant issue for the District, anticipated to worsen with climate change. The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.</p>	<p>Flooding and Water</p>
Draft Preliminary Flood Risk Assessment for Cambridgeshire 2021-2027 (CCC, 2022)	<p>The strategy has been developed together with the members of Cambridgeshire and Peterborough Flood and Water Partnership alongside the Environment Agency's National Flood and Coastal Erosion Risk Management Strategy. It encompasses the predicted and historical flooding issues in and around Cambridgeshire, focusing on how efficiencies and effectiveness of local solutions can be funded within communities to adapt and be more resilient to flood risk. Future adaptation will be key for the whole water environment as pressures are already being felt on water supply as well as flooding. Some work is already underway to provide greater support to communities as a part of the Community Flood Action Programme.</p>	<p>Three of Huntingdonshire's market towns are located within the Great Ouse valley (Huntingdon, St Neots and St Ives) and Ramsey within the low lying Fen, therefore flooding is a significant issue for the District, anticipated to worsen with climate change. The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and</p>	<p>Flooding and Water</p>

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
		be supported by a strategic flood risk assessment.	
Cambridgeshire Flood and Water SPD (2017)	<p>This SPD provides guidance that applies all Cambridgeshire authorities providing a consistent approach to flooding and drainage matters in determining planning applications. It also provides detailed guidance on undertaking the sequential test and incorporating sustainable drainage measures.</p>	<p>Three of Huntingdonshire's market towns are located within the Great Ouse valley (Huntingdon, St Neots and St Ives) and Ramsey within the low lying Fen, therefore flooding is a significant issue for the District, anticipated to worsen with climate change. The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.</p>	Flooding and Water
Surface Water Planning Guidance (CCC, June 2021)	<p>This guidance has been prepared to support developers and their consultants in the preparation of surface water documents to support planning applications. It has been prepared with input from an advice group</p> <p>made up of the Lead Local Flood Authority (LLFA), house builders and consultants/engineers to ensure it is as relevant and up-to-date as possible.</p> <p>This document is 'live' and will therefore be reviewed annually and updated should new guidance or legislation be introduced.</p>	<p>The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.</p>	Flooding and Water
RECAP Waste Management Design Guide Supplementary Planning Document (CCC, 2012)	<p>The RECAP Waste Management Design Guide provides advice on the design and provision of waste management infrastructure as part of residential and commercial developments including the following:</p> <ul style="list-style-type: none"> • internal/external storage capacity - the amount of space required within homes and for the storage of bins to serve residential and commercial developments • location of waste storage - issues to be considered in relation to the location of bins waste storage infrastructure - a minimum specification for the storage of waste in residential and commercial developments • highway design - ensuring that waste collection vehicles can serve new developments effectively <p>additional waste management measures - complementary measures which can be introduced to support the effective management of waste</p>	<p>The Local Plan should set out policies and allocations towards design that incorporate appropriate waste management.</p>	Waste and Recycling

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	<ul style="list-style-type: none"> • developer contributions - how developers will contribute to the provision of waste infrastructure including the provision of waste storage containers, Household Recycling Centres and Bring Sites • the RECAP Waste Management Guide also includes a toolkit to be used by developers to demonstrate how they have addressed the waste management infrastructure requirements set out above as part of their proposals 		
Cambridgeshire Green Infrastructure Strategy (2011)	<p>The strategy is designed to assist in shaping and coordinating the delivery of green infrastructure in the county, to provide social, environmental and economic benefits now and in the future. Within the strategic green infrastructure network identified by the strategy it is important to ensure that development proposals contribute to the strategy's vision and objectives, particularly the opportunity to improve the network of green spaces where they are needed to achieve the objectives of: reversing the decline of biodiversity; mitigating and adapting to climate change; promoting sustainable growth and economic development; and supporting healthy living and wellbeing.</p>	<p>Growth within the Local Plan will need to be complemented with appropriate green infrastructure provision in accessible locations.</p>	<p>Green Infrastructure and Open Space</p>
Cambridgeshire Joint Strategic Needs Assessments and data sets	<p>The purpose of Cambridgeshire's Joint Strategic Needs Assessment (JSNA) is to identify local needs and views to support local strategy development and service planning. In order to understand whether we are achieving good health and care outcomes locally, it is useful to benchmark outcomes in Cambridgeshire against the national average and look at trends over time. It highlights key findings based on the information and evidence collected and informs the local Health and Wellbeing Board as to the content of the Health and Wellbeing Strategy.</p>	<p>Health and wellbeing should be embedded in the Local Plan as part of sustainable development objectives and to create and support resilient communities.</p>	<p>Population and Health</p>
Cambridgeshire and West Suffolk: Housing Needs of Specific Groups (GL Hearn, October 2021)	<p>This includes commentary on the local housing market and provides guidance at district level on affordable housing needs and the preferred housing mix for new developments enabling local authorities to think about the nature and influence of housing markets in their area; provide robust evidence to inform the policies aiming to get the right mix of housing across the whole housing market; and provide evidence to inform policies about the level and sizes of affordable housing</p>	<p>To ensure that the needs of various groups are met across Huntingdonshire, the outcomes and recommendations of this assessment will shape policies relating to housing in the Local Plan.</p>	<p>Housing</p>
Gypsy and Traveller Accommodation Assessment (2016)	<p>The GTAA 2016 sought to understand the accommodation needs of gypsies, travellers and travelling showpeople across Cambridgeshire (excluding Fenland), West Suffolk, Peterborough and Kings Lynn and West Norfolk. It was shaped by the Planning Policy for Travellers (2015) and the revised definitions contained therein. A replacement study was commissioned to also include other caravan dwellers and boat dwellers but survey challenges arising from the pandemic led to its abandonment. An updated assessment will be required.</p>	<p>To ensure that the needs of Gypsy and Travellers are met, the outcomes of this assessment and the proposed replacement will shape policies relating to pitches in the Local Plan.</p>	<p>Housing</p>

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Cambridgeshire's 0-19 Education Organisation Plan 2021-2022 (CCC)	This sets out the duties of Cambridge County Council to the sufficiency, diversity and planning of places for early years, school-aged children (including special schools) and post-16 education and training provision. It identifies the provision across all Cambridgeshire authorities, the current pressures in each authority and requirements of growth.	Collaboration with Cambridgeshire County Council on education matters will be undertaken as part of the new Local Plan to understand need going forward and the impact of growth. This will be reflected in infrastructure studies and delivery plans.	Education
Transport Strategy for Huntingdonshire (CCC, 2022) and Active Travel Strategy (CCC, 2022)	In October 2022, Cambridgeshire County Council commenced consultation on a transport strategy for Fenland and Huntingdonshire. These will provide a strategy and an action plan of schemes to address the transport challenges facing those districts, whilst also looking at sustainable access to services and a safe and healthy environment. The County Council are also consulting on an Active Travel Strategy which aims to make active travel the 'go to' option for local journeys.	The Local Plan should have a positive strategy towards encouraging increased public and active travel modes to support a healthy population, reduce social exclusiveness and reduces greenhouse gases emissions arising from transport.	Travel and Transport

Local level documents (Huntingdonshire)

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Huntingdonshire Council Corporate Plan and monitoring reports	The Corporate Plan provides direction for what the Council is doing and why. It sets out what HDC aims to achieve in addition to the provision of core statutory services and also provides the framework for evaluating the Council's performance. The Corporate Plan is reviewed annually to ensure that the key activities and measures are still relevant and that we are continuing to achieve the targets we set ourselves.	The Local Plan will where possible work towards achieving the ambitions of the Corporate Plan.	All
Community Transition Strategy 2021-2023 (HDC, 2021)	In response, to the uncertainties and changing way of working and integrating with one another, the Council have set out a Community Transition Strategy detailing how community teams will approach to work with its community, community organisations and other local partners to deliver positive outcomes for our residents. In the longer term this will help to develop a longer-term Community Strategy.	Consultation throughout the development of the Local Plan will be undertaken in accordance with the legal framework and seek to engage with residents, businesses in as many ways as possible.	Procedural
Huntingdonshire Local Plan to 2036 (adopted 15 May 2019) and Annual Monitoring Reports	The Local Plan to 2036 sets out the planning policy for Huntingdonshire. It includes the strategy for spatial development of Huntingdonshire up to 2036; the Council's policies for managing development in the district; and sites for achieving the development requirements.	A review of the existing Local Plan policies and their performance will be undertaken as part of the preparations for the new Local Plan.	All

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Developer Contributions SPD (2011) and Developer Contributions: Updated Costs 2019/20	<p>The SPD sets out the council's policy for securing developer contributions from new developments that require planning permission. The SPD should be considered alongside the Community Infrastructure Levy Charging Schedule. The Council expects all eligible types and sizes of new development in Huntingdonshire to contribute to site related and broader infrastructure through a combination of the following mechanisms including:</p> <ul style="list-style-type: none"> • Planning conditions (development and project specific) • Planning obligations e.g. Section 106 Agreements (development and project specific) • Community Infrastructure Levy (District wide) 	<p>Sets out the Council's approach for securing developer contributions from new developments that require planning permission. It should be considered alongside the Community Infrastructure Levy Charging Schedule.</p>	<p>Travel and Transport</p> <p>Community Services and Facilities</p> <p>Green Infrastructure and Open Space</p> <p>Education</p> <p>Flooding and Water</p> <p>Waste and Recycling</p>
Huntingdonshire Community Infrastructure Levy: Charging Schedule	<p>The Community Infrastructure Levy (CIL) allows local planning authorities to raise funds from new development. HDC's charging schedule for CIL is based on the size and type of development. This should be read alongside the Council's Developer Contributions SPD (2011) and Developer Contributions: Updated Costs 2019/20.</p>	<p>The money raised is used to fund district-wide and local infrastructure projects that benefit local communities.</p>	<p>Community Services and Facilities</p>
Huntingdonshire Environment Principles (adopted December 2021) and Huntingdonshire's Climate Change Strategy and Action Plan	<p>The environmental principles proposed for the District Council and its activities:</p> <ul style="list-style-type: none"> • To target net zero carbon at a district level by 2040 • To protect, enhance and restore, existing nature areas (green space) and create new ones (where it is viable to do so). • To pursue the ambitions of 'A green Future: Our 25 year Plan to Improve the Environment' and that new development should be designed with a view to minimising and mitigating the effects of Climate Change. • Ensuring existing and new communities see real benefits in their well-being from living in Huntingdonshire. • Using natural resources wisely. <p>The Climate Strategy sets out our priorities and actions which have been informed through comprehensive consultation in our Climate Conversation with our communities and businesses.</p>	<p>Huntingdonshire are preparing their own Environment and Climate Change Strategy. The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.</p>	<p>Carbon Emissions and Targets</p>

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Huntingdonshire Futures Place Strategy	<p>This is a strategy that will shape a vision for the future of the district by incorporating People, Place, the Economy and Environment. The strategy articulates Huntingdonshire's aspirations and ambitions, and maps out plans for place, people, economy, and the environment. It will also guide future strategy and policy developments as well as investment decisions made by the council and its partners to enable better outcomes for residents, communities, and businesses.</p>	<p>Aspirations of the strategy may be ones that can be reflected in the new Local Plan.</p>	<p>All</p>
Great Fen Master Plan 2010 and Fens for the Future Strategic Plan (2012)	<p>The Master Plan contains detailed advice on preferred proposals within the area that balance tourism and nature conservation requirements. The primary aim of the Landscape and Visual Setting is to protect the tranquillity of the Great Fen itself, particularly from visual intrusion (including obtrusive light) and noise intrusion from major structures such as wind turbines, telecommunications masts and any other development located in the landscape and visual setting. Beyond this boundary major structures, although potentially visible from the Great Fen area, are less likely to impact on the setting of the Great Fen. The Great Fen is part of a wider Fens for the Future project; its vision is to promote connectivity in the Fens between sites, for example between the Great Fen and Wicken Fen along the Rothschild Way. The Fens for the Future Strategic Plan 2012 will help to deliver these aspirations.</p>	<p>This is a strategy green infrastructure project, the ambitions of the project should be supported in the new Local Plan.</p>	<p>Biodiversity, Habitats and the Natural Environment Green Infrastructure and Open Space</p>
Open Space Strategy for Huntingdonshire 2020-2030 and 10 year action plan (HDC, 2020)	<p>Provides an up to date overview of open space provision across Huntingdonshire. The Strategy aims to balance three key elements: the places (parks, open spaces, play areas), the people (those who use and enjoy these spaces), and management (how these parks are maintained and managed). The actions identified within the 10 year action plan include creating a network for different Friends groups across the district to interact with one another, identifying different infrastructure investment programs, all with the aim of helping local people utilise their parks and open spaces to live healthier lives, improve mental health and wellbeing, contribute to the fight against climate change and address social isolation.</p>	<p>The Local Plan will where possible support the aims of this strategy through its policies and allocations.</p>	<p>Green Infrastructure and Open Space</p>
Huntingdonshire Housing Strategy 2020-2025 (HDC 2020)	<p>This Strategy has three overarching themes:</p> <ol style="list-style-type: none"> 1. New homes to meet the needs of Huntingdonshire now and in the future 2. Homes to enable people in Huntingdonshire to live independent and healthy lives 3. Working in Partnership to achieve shared objectives 	<p>The Local Plan will where possible support the aims of this strategy through its policies and allocations.</p>	<p>Housing</p>
Huntingdonshire Sports and Leisure Facilities Strategy 2016-2021 (HDC 2016) (an updated strategy is underway)	<p>The purpose of the Strategy is to provide an overview of sports facilities in the district, as well as establishing a clear framework for the prioritisation, provision and enhancement of sports facilities. The aims of strategy are to update audit of current formal sports and leisure facilities provision; provide a shared vision for the future of the district's sports facilities; promote the role of sports and leisure facilities in health improvement, active lifestyles and contribution to the local economy; make the case for funding opportunities; ensure sport is recognised within the planning context in particular in relation to new housing developments; seek to protect and improve locally important sports and leisure facilities; and increase public awareness of the district's sports and leisure facilities.</p>	<p>The Local Plan will where possible support the aims of this strategy through its policies and allocations.</p>	<p>Tourism and Leisure Green Infrastructure and Open Space</p>

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Huntingdonshire Landscape and Townscape SPD (2022)	<p>This revised and expanded landscape and townscape assessment of Huntingdonshire has two key aims:</p> <ol style="list-style-type: none"> 1. guiding the preparation and consideration of planning applications to enhance the quality of new development within Huntingdonshire and 2. providing a methodology for neighbourhood planning groups to produce their own landscape and townscape assessments to support policies within neighbourhood plans. Provides understanding of character and composition of built and natural environment to guide development proposals. 	<p>The Local Plan should set out policies relating to landscape and design matters by using the information within the SPD.</p>	<p>Landscape Heritage</p>
Huntingdonshire Design Guide (2017) and Compatibility Statement (2021)	<p>Sets out key design principles and requirements to help improve the quality and sustainability of new development within Huntingdonshire. To ensure that the Huntingdonshire's Design Guide SPD 2017 meets the new criteria set out in the NPPF 2021, the Council undertook a compatibility check of the SPD against the requirements set out in the National Model Design Guide and National Model Design Code's, both of which incorporate 10 characteristics for a well-designed place.</p>	<p>The Local Plan should set out policies towards design and placemaking so that future developments respond to their contexts.</p>	<p>All</p>
Huntingdonshire Conservation Area Character Statements and Assessments and Cambridgeshire Historic Environmental Record	<p>These statements provide detailed assessment of the history, features and character of Huntingdonshire's conservation areas. Cambridgeshire Historic Environment Record (CHER) is the most comprehensive source of information on undesignated heritage assets, archaeological sites and finds in Cambridgeshire. It forms part of a network of Historic Environment Records across the UK.</p>	<p>The Local should include a positive strategy towards heritage assets.</p>	<p>Heritage</p>
Wind Energy Development in Huntingdonshire SPD (2014)	<p>Part 1 of the guidance seeks to:</p> <ul style="list-style-type: none"> • provide information on the relative sensitivity and capacity of the district's landscapes in relation to wind turbines; • indicate criteria that need to be taken into account when considering specific proposals of this type; • and provide guidance on potential mitigation measures where appropriate. <p>Part 2 of the guidance seeks to:</p> <ul style="list-style-type: none"> • evaluate the current cumulative landscape and visual impacts of wind turbine developments in the district • provide guidance on criteria for the assessment of cumulative landscape and visual impacts of wind turbine developments 	<p>The Local Plan should set out policies relating to renewable energy opportunities to contribute towards the reducing carbon emissions.</p>	<p>Landscape Renewable Energy and Energy Efficiency</p>

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Huntingdonshire Tree Strategy (2020-2030) and 10 year Action Plan	The Huntingdonshire Tree Strategy 2020 – 2030 sets out our how HDC will manage and protect trees across the district to 2030. A 10-year Action Plan has been developed which sets out key projects and tasks to be completed between 2020 and 2030. These set out how we can meet the key aims of Tree Strategy and work towards its vision.	The Local Plan will where possible support the aims of this strategy through its policies.	Biodiversity, Habitats and the Natural Environment
Huntingdonshire Economic Growth Strategy and Economic Growth Plan 2020-2025 and Invest in Huntingdonshire webpage	The Economic Growth Strategy sets out the council's economic priorities to 2025. The strategy document is accompanied by the Huntingdonshire Economic Growth Plan 2020-2025 which contains further context and detail. The key themes and priorities are focused on: inward investment; conditions for growth; fuelling our economy; maximising our skills; vibrant town centres; and supporting our business sectors.	The Local Plan will support the aims of this strategy and provide policies that support Huntingdonshire's economy and provide businesses with the opportunity to adapt to changing economic contexts.	Employment and Businesses Retail and Town Centres Tourism and Leisure
Employment Land Study and appendices 1-6 (AECOM for HDC 2014)	Supports the Local Plan to 2036. The study provides an economic and employment land study for the district of Huntingdonshire. It involves an overall assessment of the employment and economic environment within Huntingdonshire, as well as an analysis of employment land and premises demand, supply and need across the district to 2036. The Study is primarily concerned with employment land uses included within the Planning Use Class B: B1 (business, offices / light industrial); B2 (general industrial); B8 (storage and distribution) and appropriate sui generis uses including recycling and the environmental industry.	A new study will likely be required to support the policies and any employment allocations within the new Local Plan.	Employment and Businesses
Huntingdonshire Retail and Commercial Leisure Needs Assessment (Nexus Planning for HDC, February 2017)	Supports the Local Plan to 2036. The assessment includes a review of the national planning policy position and an appraisal of economic, retail and leisure trends at a national and regional level; analysis of the four market towns (including their town centre, edge/ out of town retail and commercial leisure provision; calculation of anticipated residual expenditure availability for convenience retailing, comparison retailing and commercial leisure activities at 2026, 2031 and 2036, reflecting anticipated growth in the Draft Local Plan to 2036; and a quantitative assessment of the potential change in floorspace requirements with recommendations on the nature and timing of the delivery of any future convenience retail, comparison retail and commercial leisure floorspace requirements and the appropriate future mix of uses within each market town centre to increase resilience.	A new study will likely be required to support the policies within the new Local Plan.	Retail and Town Centres
Huntingdonshire Market Town's Economic prospectuses and programmes for growth and draft masterplans for	There are Prospectus for Growth documents for Huntingdon, St Ives and Ramsey. St Neots has pursued Future High Streets Funding for regenerating projects. These documents have been commissioned by HDC and funded by the CPCA. The 'Prospectus for Growth' documents establishes a vision, and will be instrumental in securing funding to deliver these initiatives, each of which are seen as crucial to the growth and prosperity of Huntingdon, St Ives and Ramsey as well its wider economy. Draft masterplans for these towns are now being consulted on and proposals being shaped.	The Local Plan will where possible support the aims of this work to support the continued vitality and vibrancy of Huntingdonshire's market towns.	Retail and Town Centres Tourism and Leisure Employment and Businesses

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Huntingdon, St Ives and Ramsey			
St Neots Future High Streets Fund	Funding has been secured for an ambitious £12.8 million investment in St Neots town centre. The investment will deliver six projects, transforming the market town for the benefit of local people, businesses, and visitors.	The Local Plan will where possible support the aims of this work to support the continued vitality and vibrancy of Huntingdonshire's market towns.	Retail and Town Centres Tourism and Leisure Employment and Businesses
Huntingdonshire Strategic Flood Risk Assessment (SFRA) and appendices A-G (JBA Consulting for HDC, June 2017)	The SFRA provides up to date information and guidance on flood risk for Huntingdonshire, taking into account the latest flood risk information and the current state of national planning policy. It also determines the variations in risk from all sources of flooding in Huntingdonshire, identifies the requirements for site-specific flood risk assessments, determines the acceptability of flood risk in relation to emergency planning capability and considers the opportunities to reduce flood risk to existing communities and development.	A new study will be required to support the policies and site allocations in the new Local Plan.	Flooding and Water
Stage 2: Detailed Water Cycle Study Update (URS for HDC, December 2014)	The evidence base document supports the Local Plan to 2036. Information has been used to determine how the water cycle constraints may relate to potential development sites within the settlements, if and how the constraints can be resolved and how they may impact on phasing of development over the plan period to 2036. It also provides a detailed suggested approach to the management and use of water which demonstrates ways to ensure that the sustainability of the water environment in the study area is not compromised by growth.	A new study will be required to support the policies within the new Local Plan.	Flooding and Water
Strategic Transport Study Baseline Report (May 2017) and Huntingdonshire Strategic Transport Study - Development Scenario Comparative Assessment (May 2017) Huntingdonshire Strategic Transport Study - Development Scenario	Supports the Local Plan to 2036. The purpose of this Study is to provide an evidence base of the baseline transport conditions in the area which will: <ul style="list-style-type: none"> • Identify and test the transport implications of committed development and four potential development scenarios • Recommend the most sustainable development scenario in transport terms for delivering the 21,000+ homes required • Highlight where there are opportunities for increasing the usage of sustainable transport modes • Identify and cost where amended or additional transport infrastructure is required to mitigate the predicted impacts of each potential development scenario 	A new study will be required to support the policies within the new Local Plan.	Travel and Transport

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Addendum (December 2017)	<ul style="list-style-type: none"> Form the basis of a district-wide transport strategy that mitigates the transport implications of the chosen development scenario 		
CPCA A141 and St Ives transport improvement projects	A141 and St Ives transport infrastructure plans are ongoing with both projects now combined into one business case. Public consultation undertaken in 2021 on 6 options for each. January 2022 board progressed detailed assessment of several options.	These are key strategic transport projects within Huntingdonshire. The Local Plan will need to consider the timelines for their delivery and the impact this may have on potential allocations.	Travel and Transport
Infrastructure Delivery Plan (June 2017) and Infrastructure Delivery Plan - Infrastructure Schedule (June 2017) Infrastructure Delivery Plan - Addendum (December 2017).	The supports the Local Plan to 2036. The purpose of the Infrastructure Delivery Plan is to assess the suitability of existing infrastructure provision and identify the infrastructure investment required to support growth.	An update infrastructure delivery plan will be required to support the policies and delivery of allocations within the new Local Plan.	Travel and Transport Community Services and Infrastructure Green Infrastructure and Open Space Education Flooding and Water Waste and Recycling
Air Quality Annual Status Report for the year 2021	Monitors progress made on the objectives set to improve air quality particularly within Air Quality Management Areas. It concluded that there have been no recorded exceedances of objectives outside the AQMAs.	The Local Plan should ensure that through its policies and allocations that harmful effects on air quality are avoided.	Pollution
Joint Air Quality Action Plan for the Cambridgeshire Growth Area (HDC, SCDC & Cambridge City Council, 2009)	Reviewed all of the existing air quality information across the region, identified the key causes in each management area and assessed the necessary actions needed to improve pollutant levels in those areas	The Local Plan should ensure that through its policies and allocations that harmful effects on air quality are avoided.	Pollution
Huntingdonshire's Litter Minimisation Strategy 2021-2025 and Litter	Develops the framework for minimising waste within Huntingdonshire and developing a more circular economy.	The Local Plan will where possible support the aims of this strategy through its policies.	Waste and Recycling

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Minimisation Action Plan (HDC, 2020)			
Made Neighbourhood Plans within Huntingdonshire	The made neighbourhood plans set a localised vision for sustainable development. They typically identify local green spaces, settlement boundaries and address localised issues such as design, heritage, local services and infrastructure. While setting a localised focus, they are in conformity with the strategic policies of the Huntingdonshire Local Plan to 2036.	By Parish and Town Councils. They become part of the development plan once made and have to be in conformity with the strategic policies of the local plan.	All

Sustainability Appraisal Appendix 2 - A5 Consultation Comments

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Comments from Environmental bodies on draft Scoping Report - A5

Comments from Environmental bodies on draft Scoping Report - A5

November 2022.

1.1 Consultation with environmental bodies ran between 20 October and 30

1.2 Comments on a draft of the scoping report were received from all three environmental bodies. Their comments have been compiled into the following table alongside the Council's response to them highlighting where amendments have been made to this report.

Comment by	Comment	HDC response and changes made
<p>Environment Agency</p>	<p>Water Resources and Waste Water</p> <p>We note that the report has combined 'Flooding and Water' into one scoping report topic. While we understand the need to limit the breadth of SA objectives, the challenges surrounding water resources and waste water have become a more significant issue for Huntingdonshire and should be addressed as a distinct sustainability issue.</p> <p>In the 'A3: Identifying sustainability issues and problems' section of the report, the 'How this could shape the SA framework' column for 'Flooding and Water' identifies spatial locational objectives for flood risk but not for water resources or waste water. Specifically, one flooding objective is to 'locate development in areas that are not in an area at risk of flooding', whereas the issue of water resources is simply addressed by an objective to 'ensure there is sufficient water supply to service growth' and 'use water sustainably'. We do not consider this a strong enough stance given the significance of the issue, as Anglian Water will not necessarily have a sustainable means of supplying water in the short-medium term without a risk of deterioration to Water Framework Directive waterbodies. We will know more once the draft Water Resources Management Plan 2024 has been published for consultation (December 2022) and our national response to it has been issued (by April 2023) Local Planning Authorities have a duty to have regard to River Basin Management Plans in their plan-making and decision taking. The SA therefore needs to recognise that it may be necessary to phase or delay development in line with the arrival of new water resource infrastructure.</p> <p>It can no longer be assumed that water companies will be able to provide adequate and sustainable water resources until we know the outcomes from the WRMP process. The SA must consider the broader picture of whether water can be supplied across the neighbouring authorities within the Anglian Water network and take into account the cumulative impact of growth on water bodies in the area. Water supply (and waste water) are strategic matters for Local Plans and also a strategic cross-boundary issue.</p> <p>Locating development in areas of sufficient capacity for waste water may be essential (taking into account climate change and limits to avoid Water Framework Directive (WFD) deterioration) for waste water recycling centres and the associated network.</p> <p>The risk of not assessing cross-boundary impacts or identifying and implementing suitable mitigation in the form of locational objectives for waste water and water resources is that we would find the plan unsound.</p>	<p>To address these comments, some additional information have been added to the 'Flooding and Water' topic covering waste water. Also, an additional reflection how the key sustainability issues and problems identified for flooding and water may shape the SA framework has been added, this is: 'Locate development where there is waste water capacity or where it can be made available'.</p> <p>The SA and next Local Plan will be informed by the evidence in in the upcoming Huntingdonshire Integrated Water Management Studies as it progresses to ensure it has captured the key characteristics of flooding for Huntingdonshire, including climate change and that there is infrastructure capable of supporting development needs.</p> <p>We will continue to discuss water issues as a strategic cross boundary matter with neighbouring authorities.</p>

Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
Environment Agency	<p>Water quality and the Water Framework Directive</p> <p>We are pleased that the report identifies “Ensuring new development does not adversely impact on the ecological and biological status of water bodies” as a sustainability issue in A3. Paragraph 4.42 in the ‘A2: Collecting baseline information’ section also details the ecological and chemical status for surface and ground waters in the Anglian River Basin District. However, we would like to see this considered more widely across the SA.</p> <p>Many of the internationally and nationally designated sites listed in Tables 12 and 13 of the ‘Biodiversity, Habitats and the Natural Environment’ section of A2 are linked to waterbodies, meaning water quality is a key issue. It would therefore seem appropriate for rivers to also be included under the ‘Biodiversity, Habitats and the Natural Environment’ heading and for this section to consider the impact of water quality and the Water Framework Directive on local biodiversity and habitats. This should also include any chalk streams as these are internally recognised habitats.</p> <p>We also note that the ‘Green Infrastructure and Open Space’ section includes multiple references to blue infrastructure such as rivers and lakes, underlining the importance of water quality as a key issue.</p> <p>The ‘Biodiversity, Habitats and the Natural Environment’ section should also give some consideration to Biodiversity Net Gain (BNG), which is currently lacking. The SA may need to draw upon Local Nature Recovery Strategies, when these become available, even where in draft, for evidence towards BNG objectives.</p>	<p>Additional text has been added to the ‘Biodiversity, Habitats and the Natural Environment’ on rivers. There are no chalk streams within the district, there are several major rivers and tributaries, these are The River Great Ouse, Nene, Kym and Alconbury Brook.</p> <p>Biodiversity net gain has been mentioned in this section. The Council is aware of the Natural Capital mapping and is exploring with partners how biodiversity net gain and ecological enhancement can be brought forward.</p>
Environment Agency	<p>Surface Water</p> <p>Flooding While the SA 3 section of the SA framework (Table 20 in ‘A4: Developing the SA framework’) highlights the need to ‘reduce the risk of all potential sources of flooding’ as an SA objective, the table only asks whether site allocation will ‘use land in flood zone 1’. As Environment Agency flood zones only refer to flood risk from rivers and the sea, it should be specified that site allocation must also take surface water flooding into account.</p> <p>As stated in Paragraph 161 of the 2021 update of the National Planning Policy Framework, “All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.” The interaction between surface water and fluvial flooding is an important consideration and will be addressed in the upcoming Huntingdonshire Integrated Water Management Studies. The SA will need to be informed by the evidence in this study as it progresses to ensure it has captured the key characteristics of flooding for Huntingdonshire, including climate change, and has robust SA objectives to test the plan.</p>	<p>To address the Environment Agency’s point about additional information on waste water, objective SA 3 has been amended to include surface water flooding into consideration so that the second decision aiding questions for sites now reads ‘Use land in flood zone 1 taking into account the impact from surface water flood risk and an allowance for climate change?’</p> <p>The SA and next Local Plan will be informed by the evidence in in the upcoming Huntingdonshire Integrated Water Management Studies as it progresses to ensure it has captured the key characteristics of flooding for Huntingdonshire, including climate change and that there is infrastructure capable of supporting development needs.</p>

Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
Environment Agency	<p>Groundwater</p> <p>We note that the 'Plans, Programmes and Strategies Reviewed' section highlights the Flood and Water Management Act 2010 as a relevant document that could shape the new Local Plan in the aim of "progressively reducing pollution of groundwater and prevents its further pollution". This will be achieved as "The Local Plan will be supported by an updated Water Cycle Study and strategic flood risk assessment to shape policies and allocations". However, the SA should also consider the risks of contamination to groundwater from polluting past land uses of development sites. This is particularly pertinent due to the plan's stated key aim to "Prioritise the reuse of previously developed land (brownfield land) over greenfield land." This could also draw upon guidance in the Environment Agency's Groundwater Protection Position Statements .</p>	<p>Have added a reference to the Groundwater Protection Position Statements to the 'Flooding and Water' section.</p>
Environment Agency	<p>Plans, Programmes and Strategies Reviewed</p> <p>We acknowledge that the Local Plan will be supported by an updated Water Cycle Study and Strategic Flood Risk Assessment in the form of an Integrated Water Management Strategy.</p> <p>The SA will also need to consider draft outputs from the Environment Agency's Ox-Cam Arc Integrated Water Management Framework – a high level study looking at how water can be managed in an integrated way across the Arc.</p> <p>We note that the Future Fens Flood Risk Management Baseline Report 2020 is referenced in paragraph 4.33 but that the report is not listed in 'Appendix 1: Plans, Programmes and Strategies Reviewed'. We recommend adding this report to the list of relevant plans. We also recommend the Great Ouse Strategic Flood Risk Interventions Study as a resource for considering how strategic interventions could manage existing and future flood risk. Currently in phase 2, a high level screening phase, it's a partnership project between the Environment Agency as lead partner and Lead Local Flood Authorities, Local Planning Authorities, Internal Drainage Boards, Anglian Water Services, Mineral Products Association, Natural England, Nature After Minerals, National Farming Union, River Trusts, Wildlife Trusts, RSPB and Water Resources East.</p> <p>As previously mentioned, the upcoming Local Nature Recovery Strategy should also be considered as part of the Sustainability Appraisal.</p>	<p>The following document has been added to the list of plans and programmes in Appendix 1 and Table 4:</p> <ul style="list-style-type: none"> ● Future Fens Flood Risk Management Baseline Report 2020 <p>The other recommended inclusions are not yet published and will be reviewed upon their completion. At this time they have not been added to the list of plans and programmes in the scoping report:</p> <ul style="list-style-type: none"> ● Environment Agency's Ox-Cam Arc Integrated Water Management Framework ● Local Nature Recovery Strategy ● the Great Ouse Strategic Flood Risk Interventions Study
Historic England	<p>Key Plans and Programmes</p>	<p>Noted with thanks.</p>

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Comment by	Comment	HDC response and changes made
	<p>Para 3.17, page 24, Table 4 and Appendix 1</p> <p>We welcome the inclusion of many of the Plans and programmes that we would expect to see in the review. When considering key plans and programmes, we recommend that you also include the following:</p> <p>International/European</p> <ul style="list-style-type: none"> • UNESCO World Heritage Convention <p>Local</p> <ul style="list-style-type: none"> • Historic Environment Record • Conservation Area Character Appraisals and Management Plans • Listed building Heritage Partnership Agreements 	<p>As there are no UNESCO World Heritage sites within the district or within 15km of the district boundary, this Convention has not been included within the relevant plans and programmes list as it will not directly relate to the objectives and policies of the Local Plan.</p> <p>The plans and programmes section includes Conservation Area Statements/Appraisals, alongside this entry reference to the Cambridgeshire Historic Environmental Record has been added to this entry in Appendix 1 and Table 4.</p> <p>The Council does not have any listed building heritage partnership agreements currently in place.</p>
Historic England	<p>Baseline</p> <p>All designated heritage assets (Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens) within the area should be identified.</p>	<p>The number of each designated heritage asset found across the district are provided within the scoping report, however they are not all individually named due to how many there are. A full list can be found on Historic England's website.</p>
Historic England	<p>Baseline</p> <p>We welcome paragraphs 4.209 – 4.217. We recommend that you also include mapping of these assets to provide a greater indication of their distribution and highlights sensitive areas.</p> <p>However, we would stress that assessing the potential impact of development on the significance of heritage assets requires more than a simple mapping of the location of those assets and identification of those assets on or in proximity to potential sites. Our Historic England Advice Note 3 sets out a sequential approach to assessing the impact on significance.</p>	<p>It is noted that a map would help to spatially show the distribution of heritage assets across the district, however it is difficult to produce a map at a good enough quality to properly show these. A map of listed buildings and conservation areas across the district is available on the District Council's website as well as on the Council's policies map. A link to these maps have been provided within the scoping report so that readers can cross refer to these visual aids.</p> <p>Reference to Historic England Advice Note 3 has been added to the heritage topic.</p>
Historic England	<p>Baseline</p> <p>We also would expect non-designated heritage assets to be identified. These include, but are not confined to, locally listed buildings. We welcome the reference to the HER and local listing project in paragraph 4.218.</p>	<p>Noted with thanks. The local listing project is underway, once the project outputs are more advanced it may be possible to include further information on the distribution of non-designated heritage assets.</p>

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Comment by	Comment	HDC response and changes made
	In addition to the above, we would expect reference to currently unknown heritage assets , particularly sites of historic and archaeological interest. The unidentified heritage assets of the area should be acknowledged and outlined in this section.	Within the 'Key sustainability issues and problems' section, the potential for significant archaeology yet to be found has been highlighted.
Historic England	<p>Baseline</p> <p>We also suggest that you use the word setting in relation to heritage assets.</p>	Harm to heritage assets and to their setting are referenced within the 'Key Sustainability Issues' section.
Historic England	<p>Baseline</p> <p>We welcome the reference to Heritage at Risk. Identification and mapping of designated and non-designated heritage assets at risk can provide an indication of clusters and themes. For Heritage at Risk, Historic England's National Heritage at Risk Register includes Grade II listed places of worship provided that they are used six or more times a year for worship.</p>	A list is contained on Historic England's website alongside a map showing their location, a link is available within the scoping report to this resource.
Historic England	<p>Baseline</p> <p>Historic England's Good Practice Advice Note 1 contains advice on other relevant sources of evidence. These include Conservation Area Appraisals and Management Plans, Local Lists, Historic Characterisation assessments and any other in-house and local knowledge. We recommend that these other sources of evidence are considered as part of the SA process.</p>	Reference to Historic England's Good Practice Advice Note 1 has been added to the heritage topic.
Historic England	<p>Baseline</p> <p>We welcome the reference to Landscape Character Assessment on page 49.</p>	Noted with thanks.
Historic England	<p>Baseline</p> <p>We suggest that you also refer to Historic Landscape Characterisation data in your assessment. We refer you to our website which includes some helpful guidance in this regard and sets out some of the differences between this and Landscape Character Areas.</p> <p>https://historicengland.org.uk/research/methods/characterisation/historic-landscape-characterisation/</p>	Historic Landscape Characterisation is an interesting and potentially useful exercise. However, for this stage, it is a level of detail not necessary to undertake. As part of the Local Plan evidence base it may be worth exploring this idea further in consultation with the Council's Conservation Team. In the meantime Huntingdonshire's Landscape and Townscape SPD provides some historic landscape assessment.

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Comment by	Comment	HDC response and changes made
	<p>It is our view that Historic Landscape Characterisation (HLC) provides exactly the sort of landscape-scale information which should assist an SEA; giving perspective on the relative character of the wider area into which alterations to the character of any particular part might be weighed.</p> <p>HLC is an inherently comprehensive and generalising approach, all about providing context to the understanding of the particular and about the management of change everywhere. We consider that the HLC approach is applicable and highly relevant to informing SEA. In fact, all of the commissioned County-level HLCs were designed to inform strategic level planning. (It should also be noted that HLC can be undertaken at any scale, including coarser or finer grained work - HLC is also a principled approach which can be, and is being, undertaken at a range of scales).</p>	
Historic England	<p>SEA Framework</p> <p>Key Sustainability Issues</p> <p>We note the key sustainability issues for landscape and the historic environment on page 52 and page 109, 112 and 117. We would suggest that the following Key Sustainability Issues for the Historic Environment should also be included:</p> <ul style="list-style-type: none"> • Conserving and enhancing designated and non-designated heritage assets and the contribution made to their significance by their settings • Heritage assets at risk from neglect, decay, or development pressures; • Areas where there is likely to be further significant loss or erosion of landscape/seascape/townscape character or quality, or where development has had or is likely to have significant impact (direct and or indirect) upon the historic environment and/or people's enjoyment of it • Traffic congestion, air quality, noise pollution and other problems affecting the historic environment 	Thank you for providing additional suggestions for additional key sustainability issues for our consideration on the historic environment. Upon comparing these with those within the scoping report, it is considered that the additional issues are all in essence already reflected within the scoping report.
Historic England	<p>SEA Objectives</p> <p>The objectives and questions identified on page 121 (SA7) and 124 (SA16) provide a useful starting point for the historic environment. Whilst recognising that the number of objectives needs to be manageable, we recommend the objectives below:</p> <p>Environmental Objectives</p> <ul style="list-style-type: none"> • Protect, enhance and manage the character and appearance of landscapes/seascapes/townscapes, maintaining and strengthening local distinctiveness and sense of place • Protect, manage and improve local environmental quality • Achieve high quality sustainable design for buildings, spaces and the public realm 	Noted with thanks. Thank you for providing additional objectives for our consideration. We have tried to keep the number of objectives manageable, to add nine on just the historic environment to the proposed sixteen would distort the balance of the objectives across the three strands of sustainability. Upon comparing these with those within the scoping report, it is considered that the additional objectives are all in essence already reflected within the proposed sustainability appraisal framework.

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Comment by	Comment	HDC response and changes made
	<p>Social Objectives</p> <ul style="list-style-type: none"> • Improve and broaden access to the local historic environment • Provide better opportunities for people to understand local heritage and participate in cultural and leisure activities <p>Economic Objectives</p> <ul style="list-style-type: none"> • Foster heritage-led regeneration and address heritage at risk • Optimise the use of previously developed land, buildings and existing infrastructure • Promote heritage-led sustainable tourism • Support the sustainable use of historic farmsteads 	
Historic England	<p>Decision making criteria/Questions</p> <p>Table 23 on page 126 sets out site decision aiding questions supporting criteria. However, there do not appear to be any questions for SA7 and SA16. Is there a particular reason for this?</p> <p>With regard to decision making criteria/questions, we would recommend the following examples of appropriate criteria:</p> <p>Environmental: will the policy or proposal</p> <ul style="list-style-type: none"> • Conserve and/or enhance heritage assets, their setting and the wider historic environment? • Contribute to the better management of heritage assets and tackle heritage at risk? • Improve the quality and condition of the historic environment? • Respect, maintain and strengthen local character and distinctiveness? • Promote high quality design? • Integrate climate change mitigation and adaptation measures into the historic environment sensitively? • Alter the hydrological conditions of water-dependent heritage assets, including organic remains? <p>Social: will the policy or proposal</p> <ul style="list-style-type: none"> • Increase the social benefit (e.g. education, participation, citizenship, health and well-being) derived from the historic environment? • Improve the satisfaction of people with their neighbourhoods as places to live? • Engage communities in identifying culturally important features and areas? • Provide for increased access to and enjoyment of the historic environment? • Provide for increased understanding and interpretation of the historic environment? 	<p>Table 23 of the sustainability scoping report provides measurable criteria for several of the sustainability appraisal objectives. Objectives that are not covered within Table 23 do not have quantifiable criteria so are not included. It is intended that a qualitative assessment will be made for these objectives. Additional text to the scoring system/matrix section on page 125 has been provided to make this clearer.</p> <p>Thank you for providing additional decision-making criteria/questions for our consideration. Upon comparing these with those within the scoping report, it is considered that the additional criteria are very detailed and in essence already reflected within the proposed sustainability appraisal framework.</p>

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Comment by	Comment	HDC response and changes made
	<ul style="list-style-type: none"> • Provide new leisure, recreational, or cultural activities? • Support and widen community uses through shared facilities? <p>Economic: will the policy or proposal</p> <ul style="list-style-type: none"> • Increase the economic benefit derived from the historic environment? • Promote heritage-led regeneration? • Lead to the repair and adaptive re-use of a heritage asset and encourage high quality design? • Make the best use of existing buildings and physical infrastructure? • Promote heritage based sustainable tourism? • Ensure that repair and maintenance is sympathetic to local character? • Help to reduce the number of vacant buildings through adaptive re-use? 	
Historic England	<p>Assessment Criteria</p> <p>In developing assessment criteria, we would advise against a purely distance based approach. The impact of proposals on the significance of heritage assets should be taken into consideration at an early stage. In terms of projects, this should be based on more than just measuring the proximity of a potential allocation to heritage assets.</p> <p>Impacts on significance are not just based on distance or visual impacts, and assessment requires a careful judgment based on site visits and the available evidence base. This is preferred to the application of a standard proximity test (e.g. is the site within a set distance of a heritage asset) as it avoids misleading results (Our Historic England Advice Note 3 sets out a sequential approach to</p>	<p>The proposed scoring system/matrix consists of a mixture of qualitative and quantitative measures. The quantitative measures are shown in Table 23. The SA Objectives related to heritage and landscape consist of a qualitative measure reflecting the fact that the assessment of impacts on heritage assets and to their settings vary greatly depending on the assets themselves, their context and the proposal. This qualitative assessment will also include site visits where necessary as part of the assessment of site's promoted to the Council and specialist input from Conservation colleagues will be sought for sites with particular heritage constraints. For clarification a distance based approach is not proposed. We consider this is an appropriate response and in line with the sentiments of Historic England here.</p>
Historic England	<p>Consideration of Opportunities</p> <p>We would expect to see consideration of opportunities. It is considered that the historic environment can make a significant contribution to the success of development and there may be opportunities for the enhancement of the historic environment which comes from sustainable development proposals. It is considered that the IIA should highlight these opportunities. Example opportunities for the historic environment to include within the IIA can be found in our guidance notes in the links above.</p>	<p>The decision-making criteria/questions for SA7 and SA16 seek the conservation and where possible the enhancement of areas and heritage assets. Thus, recognising there may be opportunities relating to the historic environment. As part of the site identification and site assessment process, opportunities for particular heritage regeneration or opportunities may also be identified which could shape future planning policy.</p>

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Historic England	<p>Method for Generation of Alternatives</p> <p>The historic environment should be a factor when considering a method for the generation of alternative proposals.</p>	<p>Heritage forms part of the SA framework and there are decision-making criteria/questions for assessing the strategy, sites and development management policy options and their alternatives.</p>
Historic England	<p>Archaeology</p> <p>Scoping and evaluation of archaeological and landscape impacts needs to be an iterative process where existing sources (HER's cartographic etc. and research frameworks e.g. https://archaeologydataservice.ac.uk/researchframeworks/eastmidlands/wiki/) are consulted, work is done to explore those questions and new questions asked (including lidar, aerial survey, geophysical survey, field walking, deposit modelling see our new guidance https://historicengland.org.uk/images-books/publications/deposit-modelling-and-archaeology/heag272-deposit-modelling-and-archaeology/ , trial trenching). These techniques should be used to model risk and build a robust approach to understanding that through any project so the greater heritage and project delivery risks are targeted first so they can inform minimisation and timely mitigation)</p>	<p>As part of the site identification process and methodology for assessing sites for their suitability for potential development, constraints relating to heritage will be used. This will be used alongside a sustainability appraisal of the site using the SA objectives and decision-making criteria/questions provided within the scoping report.</p>
Historic England	<p>Other Assessment methodologies</p> <p>Finally, we would add that whilst this assessment process is a vital part of the assessment, more detailed assessment of particular aspects may be necessary going forward for particular sites/schemes.</p> <p>For example, Historic England would expect to see the completion of a Heritage Impact Assessment as part of the evidence base for certain sites/proposals likely to have an impact on the significance of heritage assets (including development within the setting of the heritage assets). We would be happy to provide further advice in this regard if and where this may be necessary as part of the evidence base for transport proposals.</p>	<p>See response above. Additional assessments and information may be required for particular sites where there are heritage constraints which can be overcome as part of a potential development. Specialists input from Conservation colleagues will be sought if this is the case.</p>
Historic England	<p>Conclusion</p> <p>We would remind you that the National Planning Policy Framework (para 32) is very clear that, in terms of sustainable development, harm to the historic environment should be avoided in the first instance and wherever possible alternative options which reduce or eliminate such impacts should be pursued.</p> <p><i>NPPF Para 32: Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse</i></p>	<p>Noted with thanks. Huntingdonshire's Conservation Team will be involved in the development of heritage and conservation policies and any supporting evidence relating to heritage for the next Local Plan.</p>

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	<p><i>impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).</i></p> <p>Historic England strongly advises that the local authority conservation teams and archaeological advisors are closely involved throughout the preparation of the assessment of this evidence. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER- formerly Sites and Monuments Record); how the proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.</p>	
Natural England	<p>Natural England has undertaken a brief review of the Sustainability Appraisal (SA) Scoping Report 2022. We are satisfied that the SA, including sustainability objectives, framework and assessment methodology, is being progressed in general accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment (SEA) Regulations. The proposed approach to the SA is seeking to assess the effects of the Huntingdonshire Local Plan on key aspects of the natural environment including designated sites, biodiversity, landscape, green infrastructure, best and most versatile land, water and air quality and climate change. We welcome that a separate Habitats Regulations Assessment (HRA) is being prepared, the findings and recommendations of which should inform the SA.</p>	Noted with thanks.
Natural England	<p>Natural England has not reviewed the relevant plans, programmes and strategies listed; however, we advise that the following types of plans relating to the natural environment should be considered where applicable to your plan area:</p> <ul style="list-style-type: none"> • Cambridgeshire Green infrastructure Strategy (Cambridge Horizons, 2011) - relevant objectives and projects • Biodiversity plans • Cambridgeshire Rights of Way Improvement Plan. • River basin management plans • Relevant landscape plans and strategies • Natural England's Impact Risk Zones (IRZs) available through Magic; 	<p>Several of these are already listed in the relevant plans and programmes, there are some that are not, ones that have been added to Appendix 1 and Table 4 are:</p> <ul style="list-style-type: none"> • Cambridgeshire Rights of Way Improvement Plan • Combined Authority Doubling Nature Investment Plan <p>The Cambridgeshire and Peterborough Non-Statutory Strategic Spatial Framework has only ever been published in draft form for a consultation, so this has not been added to the list of plans and programmes.</p> <p>Natural England's Impact Risk Zones (IRZs) is available through Magic Map, a link has been provided to this resource into the 'Biodiversity, Habitats and the Natural Environment' topic as it is not a plan or programme.</p>

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Comment by	Comment	HDC response and changes made
	<ul style="list-style-type: none"> • The Cambridgeshire Biodiversity Partnership's Mapping Natural Capital and Opportunities for Habitat Creation in Cambridgeshire ⁽¹⁾; • Combined Authority Doubling Nature Investment Plan; • Cambridgeshire and Peterborough Non-Statutory Strategic Spatial Framework; • Natural England's Cambridgeshire Analysis of Accessible Natural Greenspace 2010. 	
Natural England	Our advice is that the Local Plan should be underpinned by ecological network mapping, based on the Mapping Natural Capital and Opportunities for Habitat Creation in Cambridgeshire report, referenced above, to develop a framework of environmental enhancement opportunities, for delivery through Plan policies.	The Council is aware of the Natural Capital mapping and is exploring with partners how biodiversity net gain and ecological enhancement can be brought forward.
Natural England	<p>We support SA Objectives (Table 20) SA4, SA5, SA6 and SA7 and have no further comment to make. In terms of the Assessment indicators for these objectives (Table 23) we have the following suggestions:</p> <p>SA4 – 'Prioritise development of previously developed land where this is not of high biodiversity value'</p> <p>SA4 – 'Prioritise development on land of Grade 3b or lower etc.' and split indicators into 'Predominantly grade 3a' and 'Predominantly grade 2 and 3b' to be in line with BMV categorisations. (sic)</p> <p>SA5 – the indicators should align with green infrastructure standards set out in Natural England's emerging Green Infrastructure Framework: Standards and Principles, due for publication January 2023.</p> <p>SA6 – Natural England's Impact Risk Zones (IRZs), available to view at https://magic.defra.gov.uk/, should be used to determine potential effects on designated biodiversity / geodiversity sites, rather than a standard distance.</p> <p>SA7 – assessment indicators need to be provided.</p>	<p>Noted with thanks.</p> <p>SA 4 – have amended the objective as per suggestion as this complies with paragraph 119 and footnote 47 of the NPPF.</p> <p>SA 4 – detailed mapping of 3a and 3b suitable for use at a site specific level is not currently available. For larger scale sites, we will endeavour to explore agricultural land classification with the site promoters.</p> <p>SA 5 – we will review the emerging green infrastructure standards and principles prior to finalisation of SA 5.</p> <p>SA 6 – the assessment indicators for this objective require a site meets all of the described distances for a variety of designated sites. As part of the assessment of sites promoted to the Council assessment utilising qualitative and site visit information on the impact of proposed development to identified constraints such as nature designations will also be made. This will be in addition to the assessment contained within the sustainability appraisal.</p>

1 Mapping Natural Capital and Opportunities for Habitat Creation in Cambridgeshire (Natural Capital Solutions Ltd., May 2019), prepared for the Cambridgeshire Biodiversity Partnership.

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		SA 7 – quantitative scoring has not been provided for SA7, instead it is intended that a qualitative assessment will be undertaken to assess the strategy, sites and development management policy options and alternatives against this objective. HDC consider this to provide a more appropriate way to score this objective.
Natural England	<p>Annex A – Natural England further advice</p> <p>Designated Sites</p> <p>Natural England welcomes consideration of the hierarchy of internationally, nationally and locally designated sites within the report, and objectives to protect, recover and enhance Sites of Special Scientific Interest (SSSI) alongside non-designated sites and habitat of local nature conservation value.</p> <p>We welcome proposed consideration of potential issues for designated sites including development, recreational pressure and climate change. Natural England would welcome a more strategic approach to addressing the effects of recreational pressure on the many sensitive designated sites including SSSIs and local wildlife sites through the Local Plan. As a minimum we would expect robust policy requirements for relevant allocations to contribute to the delivery of suitable alternative natural greenspace (SANGS), identified through the Local Plan ecological opportunity mapping evidence.</p> <p>Consideration should be given to land that may be 'functionally linked' ⁽²⁾ to the internationally designated Ouse Washes and Nene Washes SPA and Ramsar sites. Suitable foraging habitat beyond the designated sites' boundaries may be important for maintaining the sites' qualifying bird populations, particularly swans. The potential for development to adversely affect the internationally designated sites, through loss of functionally linked land and/or disturbance and displacement of qualifying bird species, will need to be appropriately considered.</p> <p>Green Infrastructure and Open Space</p> <p>The NPPF defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities". A cohesive Sustainability Appraisal should outline the relevant environmental objectives of a Local Plan in line with the National Planning Policy Framework (2021) (NPPF) which specifically refers to the promotion, protection and creation of accessible open space and green infrastructure.</p>	<p>Thank you for providing this further advice and these resources. The Council is aware of the active biodiversity agenda at the moment and will continue to work with partners to establish baseline information and develop future ambitions. The HRA will be used to explore and inform policy and site proposals which may impact on internationally designated sites. We will review the emerging green infrastructure standards and principles prior to finalisation of the sustainability appraisal framework. Detailed mapping of 3a and 3b suitable for use at a site specific level is not currently available. For larger scale sites, we will endeavour to explore agricultural land classification with the site promoters.</p>

2 Natural England's Goose and Swan Functional Land Impact Risk Zone (IRZ) is available to view via <https://magic.defra.gov.uk/MagicMap.aspx>

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	<p>We welcome that relevant guidance has been followed to ensure future environmental impact and monitoring has been identified to demonstrate the policies within the Local Plan are supported by the most up to date evidence at the time of publication, including reference to important frameworks as the Cambridgeshire Green Infrastructure Strategy (2011), the Huntingdonshire Landscape and Townscape SPD (2022) and Natural Cambridgeshire's 'Doubling Nature – A Vision for the Natural Future of Cambridgeshire and Peterborough in 2050'.</p> <p>Natural England is pleased that priority areas including the West Cambridgeshire Hundreds, Great Fen, Nene and the Great Ouse Valleys have been identified within the Plan as strategic Green Infrastructure areas. These areas are important habitat corridors for an array of species and have many multifunctional benefits, which would assist in the delivery of a range of SA topic areas, e.g. biodiversity, landscape, health and wellbeing and climate change.</p> <p>Consideration should be given to Natural England's Green Infrastructure Framework: Standards and Principles, due to be published in January 2023.</p> <p>Wider Biodiversity and Biodiversity Net Gain</p> <p>In addition to designated sites, discussed above, we welcome that consideration has been given to the conservation of existing tree cover and additional tree planting as outlined in the objectives of The Environment Act (2021) which aims to increase tree cover significantly by 2050.</p> <p>Biodiversity net gain is a key tool to help nature's recovery. Biodiversity is also fundamental to health and wellbeing as well as creating attractive and sustainable places to live and work in. The NPPF highlights the role of 'policies and decision making to minimise impacts and secure measurable net gains for biodiversity' (para 170). Natural England welcomes a proposed commitment for Local Plan policies and proposals to deliver a minimum 10% BNG. We suggest that this is listed as an objective in A3: Identifying Sustainability Issues and Problems. We feel it should be incorporated as it represents an important part of decision-making within the context of the Local Plan in accordance with NPPF paragraphs 174d, 179b and 180d.</p> <p>Nature Recovery</p> <p>The Nature Recovery Network is a major commitment in the government's 25 Year Environment Plan. The NRN is an expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.</p> <p>Local Nature Recovery Strategies (LNRS) will become a mandatory requirement under the Environment Act and will inform future Local Plans therefore consideration should be given during the development of the Local Plan as LNRS will most certainly shape local planning policy and Biodiversity Net Gain (BNG) delivery.</p>	

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	<p>Further reference can be made to the Natural Environment Planning Practice Guidance (PPG) https://www.gov.uk/guidance/natural-environment</p> <p>The Sustainability Appraisal should aim to ensure that the Local Plan is underpinned by ecological opportunity mapping to help deliver mandatory 10% Biodiversity Net Gain and Nature Recovery Network requirements of the Environment Act (2021). National Habitats Network mapping is available to view at https://magic.defra.gov.uk/. Existing information is available to inform this including Mapping Natural Capital and Opportunities for Habitat Creation in Cambridgeshire (Natural Capital Solutions Ltd., May 2019) prepared for the Cambridgeshire Biodiversity Partnership.</p> <p>Landscape</p> <p>We welcome that the Local Plan identifies key landscape issues through its objectives to protect, enhance and maintain the various landscapes and their key characteristics, promote landscape protection, management and planning. It coherently identifies that landscapes are vulnerable to change through the impacts of climate change and that it will be paramount to the Local Plan's success that it is able to mitigate the impacts of climate change on the natural environment and minimise human impact.</p> <p>Soils</p> <p>The conservation and sustainable management of soils is reflected in the National Planning Policy Framework (NPPF), particularly in paragraph 174. The Local Plan should give appropriate weight to the roles performed by the area's soils. These should be valued as a finite multi-functional resource which underpin our wellbeing and prosperity. Decisions about development should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver.</p> <p>Particular care over planned changes to the most potentially productive soil is needed, for the ecosystem services it supports including its role in agriculture and food production.</p> <p>Plan policies should therefore take account of the impact on land and soil resources and the wide range of vital functions (ecosystem services) they provide in line with paragraph 174 of the NPPF.</p> <p>The objectives within the Soils section highlight important issues such as the need to conserve the Best and Most Versatile (BMV) agricultural land, support sustainable agricultural practices, prioritise the re-use of previously developed land (brownfield land) over greenfield land, and enhance biodiversity, natural habitats and wild fauna and flora. As part of the avoidance of BMV development as well as utilising brownfield sites, it would be useful to make clear that development is not appropriate if the brownfield land is of high environmental value. Some brownfield sites are important for wildlife, particularly invertebrate diversity. Reference can be made to Open Mosaic Habitat Inventory as starting point for assessing environmental value: Open Mosaic Habitat (Draft) - data.gov.uk.</p>	

Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
	<p>We welcome that conservation and restoration of peatland has been identified as an objective. The SA and Local Plan policies should reflect the importance of the district's peat soils as a significant carbon store, in helping to improve air quality and mitigate against climate change. The policy should seek to protect this and ensure relevant development contributes towards enhancement of degraded peat to deliver a wide range of environmental services including biodiversity, open space, flood risk and drainage benefits, in addition to helping to mitigate climate change.</p> <p>To assist in understanding agricultural land quality within the plan area and to safeguard BMV agricultural land in line with the NPPF, strategic scale ALC Maps are available. Natural England also has an archive of more detailed ALC surveys for selected locations. Both these types of data can be supplied digitally free of charge by contacting Natural England. Some of this data is also available on the magic website. The planning authority should ensure that sufficient site specific ALC survey data is available to inform decision making. For example, where no reliable or sufficiently detailed information is available, it would be reasonable to expect developers to commission a new ALC survey, for any sites they wish to put forward for consideration in the Local Plan.</p> <p>General mapped information on soil types is available as 'Soilscapes' on the magic website. Additional information regarding obtaining soil data can be found on the LandIS.</p>	

Sustainability Appraisal Appendix 3 - Northern Huntingdonshire Site Appraisals

Document Information

Title: Sustainability Appraisal Appendix 3 - Northern Huntingdonshire Site Appraisals

Status: Draft for Consultation

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Document availability: Sustainability Appraisal Appendix 3 - Northern Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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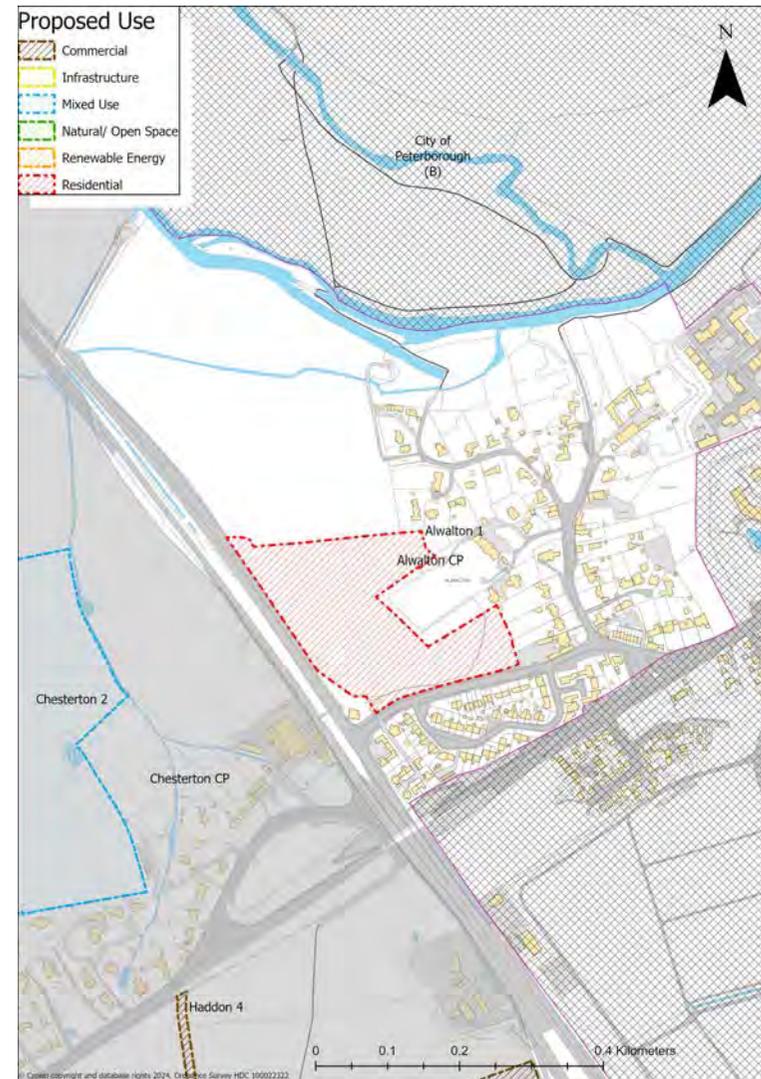
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Alwalton

1.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alwalton 1: Land North of 23 to 33 Oundle Road, Alwalton



1 North Huntingdonshire

Alwalton 1: Land North of 23 to 33 Oundle Road, Alwalton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is wholly classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>The site is located within the Nene Valley Green Infrastructure Priority Area so there is capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Nene Valley Green Infrastructure Priority Area and has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the western edge of Alwalton with the site's western edge adjacent to the A1 it is somewhat detached from the main built form by trees and large residential curtilages. The site on a whole relates to the settlement. The site is largely obscured from view due to established vegetation apart from a gap in vegetation along Oundle Road where there is an existing access into the site. The site is most open on its northern edge with views across the open countryside.</p> <p>The site has been submitted for 10 homes along the frontage of Oundle Road which accounts for about 0.8ha of the 4.8ha site. An access route is to be retained to enable access to the wider site. If the trees were removed along Oundle Road, this would erode the rural feel on the approach into Alwalton thus adversely impacting the character of the area.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposed development is unlikely to lead to increased levels of pollution, however its proximity to the A1 means the site is likely impacted by increased levels of air, light and noise pollution which will require mitigation.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site is proposing market and/or affordable housing on 0.8ha of the total 4.8ha site.

1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 9km of Peterborough city centre and is within 300m of Alwalton Store and Post Office.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is in the catchment of Nene Park Academy located along Oundle Road, this is located outside of Alwalton within Peterborough City Council some 3.5km from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of multiple culture and leisure facilities: the Cuckoo Public House, St Andrew's Church, Colonel Dane Memorial Hall and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 1km of the Minerva Business Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is about 9km from Peterborough railway station. It is within 300m of two bus stops located along Oundle Road, these are rated as being C- on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	A footpath runs along the site's frontage.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	Even though the site is located on the edge of Alwalton, the site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of the area and the conservation area.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The conservation area partially falls within the south eastern corner of the site where there are established trees. It is noted from the submitted illustrative zoning plan that no built development proposed on land within the conservation area. The rest of the site adjoins the conservation area and the site is adjacent to Alwalton Hall which is a grade II listed building.

Summary of SA

The site is greenfield consisting of grade 3 agricultural land. It is within flood zone 1 but there is some minimal surface water flood risk. The site is not constrained by nature conservation designations but is located partially within a conservation area and within the setting of a listed building. It is within the Nene Valley Green Infrastructure Priority Area. Established trees run along the site's frontage along Oundle Road which obscures it from view and provides a rural approach into Alwalton. The site is adjacent to the A1 so is at risk of increased levels of air, light and noise pollution. It has good accessibility to public transport including buses into Peterborough city centre, to employment opportunities and also to local community services and facilities. It is somewhat removed from primary education with the nearest primary school being 3.5km from the site.

Updates after initial appraisal

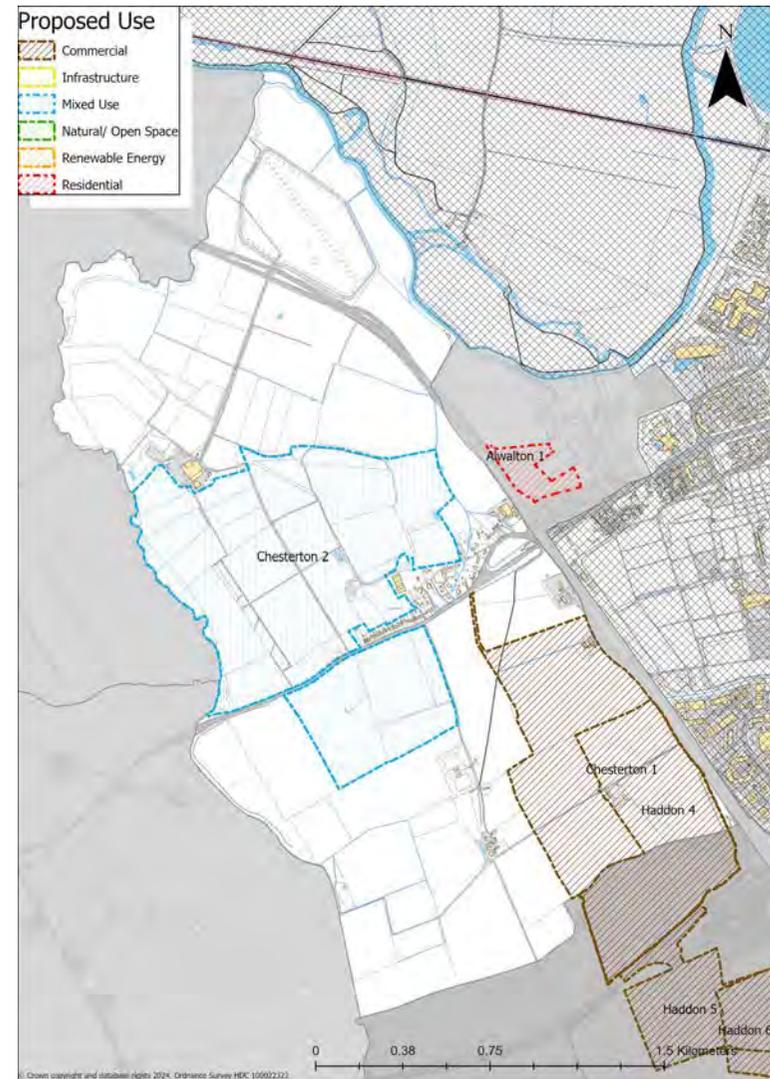
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1 North Huntingdonshire

Chesterton

1.2 Two sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton) - note that this site also partially falls within Haddon parish, but it has been included under Chesterton as most of the site lies within that parish area.
- Chesterton 2: Chesterton Garden Village



Chesteron 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesteron)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	+	<p>The site is immediately west of the A1(M). There maybe opportunities to connect the site to the existing bus network and provide an enhanced service in the northern part of Huntingdonshire and further enhance provision between Peterborough and other urban areas such as Huntingdon and surrounding settlements in between such as Yaxley, Stilton and Sawtry. Although the proximity to the A1(M) could potentially incentivise car usage if the bus network along this corridor is not enhanced.</p> <p>The site promoter's Overarching Opportunity Document (June 2023), they state that at a minimum the BREEAM 'Excellent' rating will be the standard buildings are constructed to and that they will have a minimum EPC rating of 'A', they will be net zero carbon in operation, in line with UKGBC Net Zero Carbon Buildings Framework, have an embodied carbon target of <400kgCO2/m2, 95% of waste diverted from landfill during construction and smart metering EV charging spaces.</p> <p>The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate increased levels of absorption and dissipation of nitrogen dioxide and other pollutants is uncertain at this stage.</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	N	
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	++	<p>The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).</p> <p>The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate the ability of habitats to adjust to the impacts of the climate emergency.</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	N	

1 North Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p> <p>The site is wholly within flood zone 1 with some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	++	
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	<p>The site is greenfield land and is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished.</p>
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	-	
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	-	<p>The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site.</p> <p>The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	+	
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	+	<p>There are no nature conservation designations on site but there are several designations nearby to the site but are unlikely to be significantly impacted by the proposal. The scale of the site could enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	+	<p>The site is located within the countryside and not associated with a settlement. Peterborough Motorway Services are located to the south of the site.</p>

North Huntingdonshire 1

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		<p>It is located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages.</p> <p>The site predominantly comprises a number of medium to large arable fields. The eastern part towards the A1(M) is relatively flat with some parts gently sloping and the western part rises towards the ridgeline and higher ground beyond the site to the west. The existing fields within the site are generally divided by hedgerows with some drainage ditches. Development on the higher ground would result in a significant landscape impact. The A1(M) forms a landscape buffer to the east but generally, the site is very open. The site has a public right of way that cuts through the north western corner of the site so development will be visible from a public vantage point.</p> <p>The scale of the site provides an opportunity for a comprehensive development of the site of a scale that could provide landscape enhancements and enhanced connectivity as well as a hub for commercial development utilising its strategic location and existing connections to the highways network. It would complement similar developments within Peterborough.</p>
SA8	<ul style="list-style-type: none"> Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	The site's proximity to the strategic road network mean that development is at greater risk from air, light and noise pollution, additionally the proposed development could increase levels of pollution.
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	N	The site is being promoted for a commercial led scheme so will not provide any additional housing.

1 North Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	++	<p>The site is very large but falls solely within the Stilton, Folksworth & Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived).</p> <p>As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	N	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	<p>The site is largely greenfield land. The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing largescale warehousing and logistics centres within Peterborough. The site promoter has provided an illustrative concept plan for the site, which will be subject to further assessment and scoping with consultees. The site has the potential to deliver a commercial scheme consisting of logistics and distribution development utilising the site's location along the A1(M) and to similar nearby developments within Peterborough. Access is proposed from an additional access off the A605 roundabout off from junction 17. Indicative floorspace figures have been provided but the potential job creation that could be provided in terms of full-time jobs have not been detailed to date.</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	++	
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	<p>The site is approximately 10km from Peterborough train station. There are bus stops along Oundle Road in Chesterton to the north of the site which are rated as being C- on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network.</p>

North Huntingdonshire 1

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? 	++	<p>The site has potential to attract new investment and could become commercial and logistics centre located along the A1(M) corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees across the North of Huntingdonshire and Peterborough. There is potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. These connections could also utilise the public right of way network and provide enhancements to it.</p> <p>There is the potential to support indigenous companies.</p> <p>Tourism is unlikely to be a focal part of development on the site.</p> <p>Also considering its wider context, the site is nearby the existing logistics and warehousing developments within Peterborough and is also in close proximity and competition with other largescale commercial sites located along the A1(M) corridor which are promoting logistics and distribution commercial development (see Folksworth & Washingley 2, Haddon 3, Haddon 4, Haddon 5, Haddon 6 and Yaxley 2).</p>
	<ul style="list-style-type: none"> Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? 		
	<ul style="list-style-type: none"> Support retention and growth of indigenous companies? 		
	<ul style="list-style-type: none"> Encourage sustainable tourism? 		
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	N	<p>The site is not expected to include local scale shopping facilities. It is close to very small settlements such as Chesterton and Haddon which have very limited services. It is close to Peterborough City Centre being about 10km from it. The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of retail provision in Peterborough particularly if there is a local workforce.</p>

1 North Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? 	+	<p>The site is largely arable farmland which in itself does not have a distinct identity but the scale of the development enables opportunities for a new logistics/commercial hub which could be marketed to have an identity to incentivise investment and future occupiers to the site. There are several public rights of way within the site which could be enhanced and utilised to connect the site to nearby communities and therefore supporting sustainable modes of transport.</p> <p>This may also enable opportunities to connect the site to the nearby proposal submitted under Chesterton 2 for a residential led garden village at Chesterton to the north of the site.</p>
	<ul style="list-style-type: none"> Retain the character of existing settlements? 		
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	++	There are no heritage designations on site and it is not nearby to the site which may be adversely impacted by development.

Summary of SA

The site is greenfield and consists of land classified as being grade 3 agricultural land. It is not constraint heavily by flood risk with it being wholly within flood zone 1 but there being some surface water flood risk. Not constrained by nature conservation or heritage designation. It is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact and ensure effective integration. The site currently has very limited accessibility to a local shop and local services and facilities. It has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising exiting public rights of way. The site has connections to the road network could incentivise car usage if improvements were not made to the public transport and active transport network, as highlighted the scheme is of a scale whereby it could provide enhanced bus connections. The proposal could provide a substantial amount of employment development that could support job creation within the northern part of the district. While its location to the strategic road network enhances its connectivity and accessibility particularly for logistics development, it may also be subject to higher levels of air, light and noise pollution arising from its proximity to the A1(M) and be of a scale that could result in additional pollution. Viewing the site in relation to nearby developments, there is potential to integrate the development with the proposal at Chesterton 2 for a Garden Village Community.

Updates after initial appraisal

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Chesterton 2: Chesterton Garden Village

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 		
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 		<p>The site is within flood zone 1 apart from its western edge which is constrained by some fluvial and surface water flooding being within flood zones 2 and 3a and 3b. There are pockets of land that are impacted by some surface water flood risk across the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land classified as being grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site is remote from natural greenspace however significant amounts of open space and natural greenspace is proposed as part of the development. The submitted masterplan shows there is the intention to deliver new habitats including a wetland habitat and green infrastructure called Billing Common.</p>

1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			As such, it could provide some capacity for enhancements to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The majority of the site is located outside any of Natural Cambridgeshire's Priority Landscapes apart from its north eastern corner which is within the Nene Valley Green Infrastructure Priority Area, therefore it could contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site consists of two parcels, the larger parcel is north of Oundle Road with a second smaller parcel south of this road. The northern parcel wraps around the northern and western edges of Chesterton. The southern parcel is located to the south of the village.</p> <p>The site comprises of several fields marked out by field boundary features such as hedgerows. The site promoter has used these to underpin a grid concept whereby the existing landform and features are used to shape the layout of the scheme. To the north, the wider landscape gently slopes downwards towards the River Nene and to the west it gently slopes downwards towards Chesterton village and the A1(M). To the east the landscape gently rises, it rises to the gently to the south as well up to Chesterton Hill where the landform elevates significantly. As such, the site is fairly well contained within the wider landscape to the south and east but is more visible to the north and west.</p>

North Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Chesterton is a very small settlement with approximately 60 dwellings and very limited serves and facilities. As such, the proposal will fundamentally alter the character of Chesterton expanding it substantially and by extension the character of the surrounding landscape, successful integration will require detailed masterplanning. The proposal will however provide additional village services including a shop, sports facilities and a primary school which are currently lacking within the village and therefore reduce the reliance on travelling to nearby settlements such as Alwalton, Elton, Yaxley and into Peterborough.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is in close proximity to the A1(M) and is of a scale which could lead to an increase in light, noise an visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site promoter is proposing to provide 1,000 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is about 8km of Peterborough city centre and is about 2.4km of a Tesco Express located along Wistow Way in Peterborough. The proposal seeks to provide a local shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	Chesterton does not have a primary school currently but the proposal is for approximately 1,000 homes and a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is within 800m of St Michaels Church. The proposal seeks to provide sports facilities and a community building.

1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is about 1.5km from the Minerva Business Park in Alwalton, it is also within 5km of logistics development on the western edge of Peterborough along the A1(M). The site promoter does not seek to deliver employment development as part of the scheme.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is about 8km from Peterborough railway station. It is adjacent to two bus stops located along Oundle Road, these are rated as being C- on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The indicative masterplan seeks to include an mobility hub and additional bus stop to serve the new community.</p> <p>There is a footpath from Oundle Road which could be extended to connect to both parcels of the site. The site promoter also seeks to incorporate a network of footpaths and cycle ways within the development.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>There is no employment floorspace proposed, however, the proposal seeks to deliver community, retail and educational facilities which will result in some job creation. There will likely be some modest job creation within the development arising from the non-residential uses, but no employment development is currently proposed by the site promoter - the proximity to the site to Chesterton 1 (which proposed a largescale employment development) offers an opportunity to integrate this development with Chesterton 1.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	<p>The proposal seeks to deliver a community building and supporting retail facilities such as a local shop.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	As identified, the scale of the proposed development will require detailed masterplanning but it is capable of providing new and enhanced village services and transport which will assist in linking it with the existing place and community therefore aiding integration.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	-	There are no heritage designations within the site, however to the east of the site there are several listed buildings within Chesterton whose setting will be impacted by proposals. These includes the grade I listed St Michael's Church.

Summary of SA

The site is largely within flood zone 1 apart from its eastern edge which is constrained by fluvial flood risk arising from Billing Brook. It is greenfield land wholly classified as grade 3 agricultural land. The site is not constrained by designated nature conservation designations but it is adjacent to several listed buildings within Chesterton including the grade 1 listed St Michaels Church. The scale of the proposed development will fundamentally alter the landscape and village setting of Chesterton as well as the surrounding landscape, however through masterplanning and engagement with local communities and infrastructure providers an integrated and sensitively designed village extension may be possible. The site currently has limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these. There are bus stops which provide a public transport connection into Peterborough. However, the proposal is of a scale whereby development could deliver new facilities reducing the need to look outside of Chesterton for services, for example, the proposal includes a primary school, sports facilities and a local shop as well as enhanced footpath and cycleway connections and additional bus stops.

Updates after initial appraisal

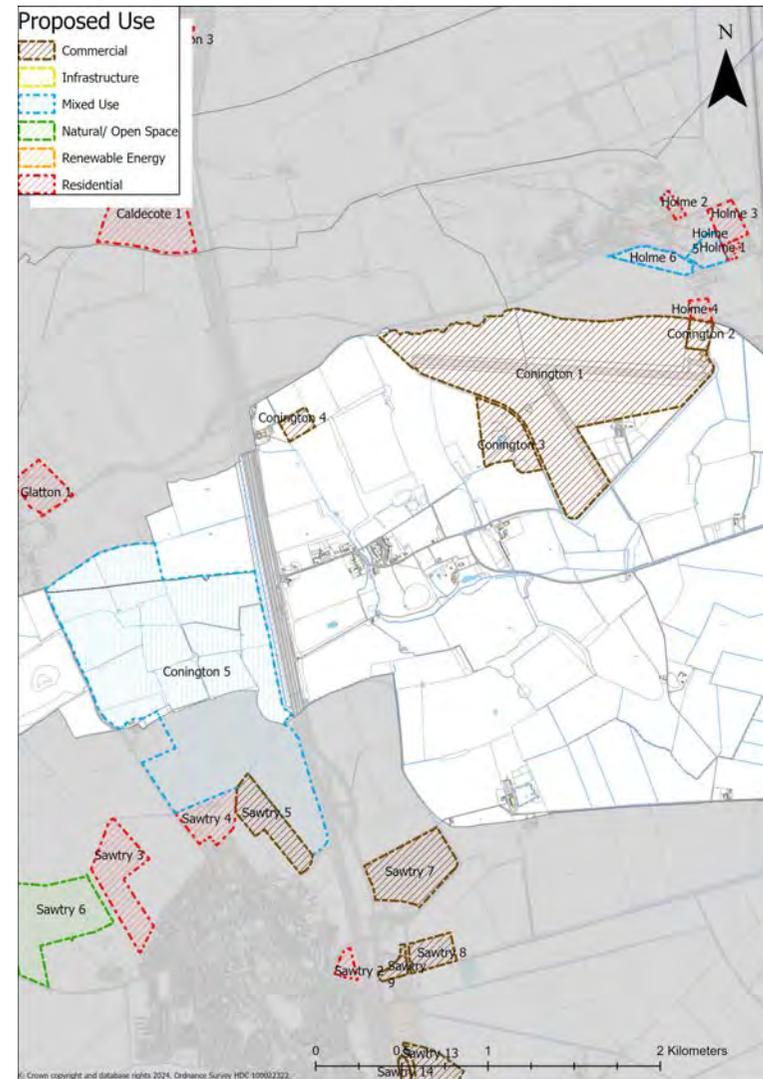
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Conington

1.3 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Conington 1: Conington Airfield
- Conington 2: Land North of Conington Airfield
- Conington 3: Land West of Conington Airfield
- Conington 4: Land at Woolpack Farm, Conington
- Conington 5: Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington) - this site crosses over into Sawtry parish but is assessed here as the majority of the site areas falls within Conington.



Conington 1: Conington Airfield

- 1.4** As identified in the LAA, there is a preference from national Government to retain airfields. Also the likely significant amount of infrastructure and transport improvements required to serve the development make the proposed development potentially unachievable. Additionally, there are very limited details from the site promoter to scope the potential for the site in depth at this time.
- 1.5** Therefore, a sustainability appraisal for the site has not been undertaken.

Conington 2: Land North of Conington Airfield

- 1.6** As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity
- 1.7** Therefore, a sustainability appraisal for the site has not been undertaken.

Conington 3: Land West of Conington Airfield

- 1.8** As set out in the LAA, the site will be appraised for biodiversity net gain opportunities. The presence of the woodland makes the site unsuitable for built development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The scheme is for biodiversity net gain opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site falls within the Sawtry water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is wholly located within flood zone 1, there is some risk from surface water flooding arising from the pond within the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	N	<p>The site is wholly greenfield and consists primarily of woodland categorised as Priority Habitat – Deciduous Woodland . The majority of the site is classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	N	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is remote from accessible natural greenspace, but the proposal is for biodiversity net gain.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from nature conservation sites.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	<p>The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Landscape and Visual Setting Boundary of the Great Fen so it has some capacity for linkages to the strategic green infrastructure network.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>Biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the extensive tree cover on site. Enhancing the site with further biodiversity net gain would</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			help to reinforce the character of the area and could compliment any wider development proposals within the area. It could also assist in enhancing linkages between habitats.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is being considered for biodiversity net gain opportunities.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The site is being appraised for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The site is proposed solely for biodiversity net gain opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is over 5km from a railway station. The site is also beyond 800m of a bus stop.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is not served by a footpath and there are no nearby opportunities to connect the site to an existing footpath. There is track to access the site that runs between Glatton Lane and Church Road making it unsustainable as a location for open space or commercial leisure uses.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site is being appraised for biodiversity net gain opportunities.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site is being appraised for biodiversity net gain opportunities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located within the open countryside detached from a main settlement so it cannot integrate with an existing place or community. However, biodiversity net gain on the site will help to reinforce its current land use.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. The site consists primarily of woodland categorised as Priority Habitat – Deciduous Woodland with a pond and several internal tracks within the site. Built development is not suitable but biodiversity net gain could be brought forward. The site is poorly served by public transport options but is accessible and is also not easily accessed via walking and cycling making it unsuitable for open space and commercial leisure uses.

Updates after initial appraisal

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Conington 4: Land at Woolpack Farm, Conington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>The site promoter has indicated that some renewable energy generation may be included within a development proposal, although no information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site falls within the Sawtry water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is wholly located within flood zone 1, there is surface water flood risk along the site's eastern edge.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield, about two thirds of the site is classified as grade 3 agricultural land with the remaining third being classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is located within the open countryside adjacent to Woolpack Farm. The site is broadly level and fairly open meaning that built development is likely to result in some landscape impact. It is unclear from the site submission how much development is proposed or whether the proposal will expand existing operations within the farm. The farm is within the same overall land ownership as this site. Additionally, the site is quite detached from other clusters of businesses so it is unclear if the site promoter intends to create a freestanding business park/industrial area.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is near to the A1(M) increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is beyond 5km from a town centre, and is beyond 2.5km from a freestanding supermarket and beyond 800m of a local convenience shop.</p> <p>As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.</p> <p>The site is over 800m of any leisure or cultural facilities.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of the Old Great North Road Industrial Estate and Brookside Industrial Estate in Sawtry. The site could provide 2ha of employment land.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is over 5km from a train station. It is within 800m of a bus stop along Glatton Lane but this is rated a F on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>There is a footpath along the B1043 which could be connected to the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The proposal seeks new employment development but the site promoter has not detailed what the potential mix of uses or capacity of development may be.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located within the countryside adjacent to Woolpack Farm, as such integrating with the existing place and community is very challenging as the site relates much more closely with the open countryside.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site, however there are two grade II listed buildings to the west of the site that form part of Woolpack Farm.

Summary of SA

The site is not constrained by fluvial flood risk but there is some risk from surface water flood risk. The site is not accessible to natural greenspace and is not constrained by nature conservation designations. The land is classified as being mostly grade 3 agricultural land but there is also some grade 2. It is nearby to several listed buildings associated with Woolpack Farm. The site is proposed for employment development (type and capacities unknown) so could provide some 2ha of employment land. It is not well served via public transport. It relates much more closely to the open countryside than to an existing place or community making integration and travelling via sustainable modes more challenging.

Updates after initial appraisal

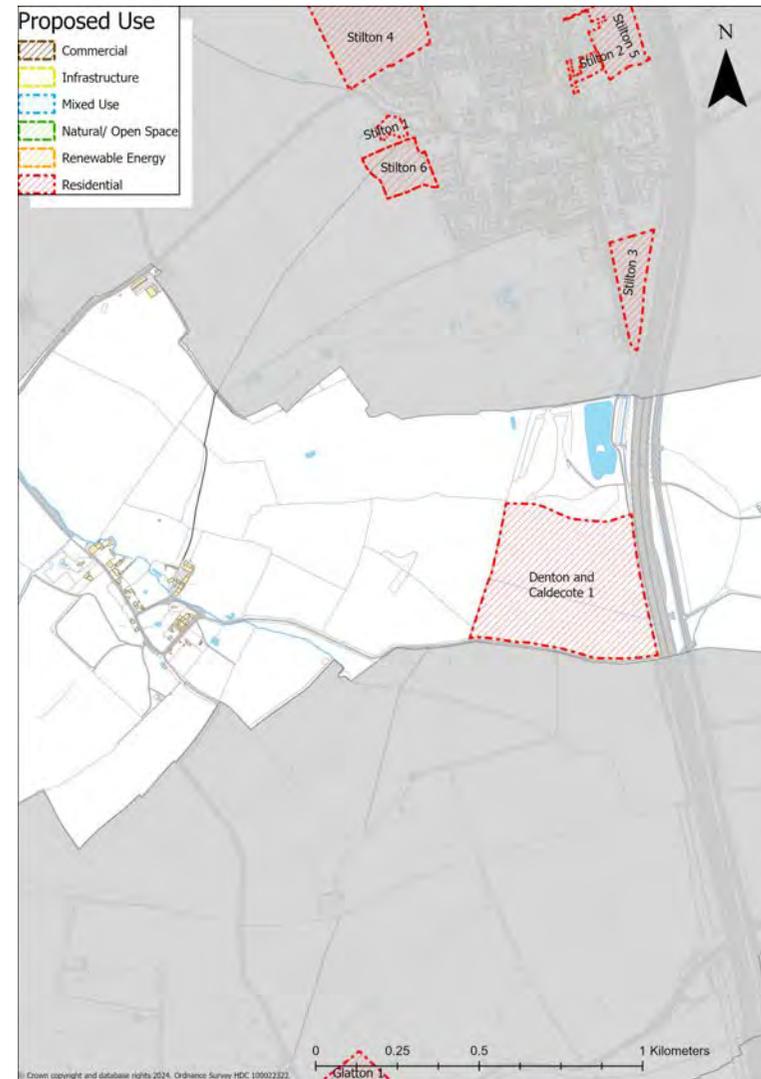
Conington 5: Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)

- 1.9** As identified in the LAA, the likely significant amount of infrastructure and transport improvements required to serve the development make the proposed development potentially unachievable. Additionally, there are very limited details from the site promoter to scope the potential for the site in depth at this time.
- 1.10** Therefore, a sustainability appraisal for the site has not been undertaken.

Denton and Caldecote

1.11 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process:

- Denton and Caldecote 1: Land South of Stilton Golf Course



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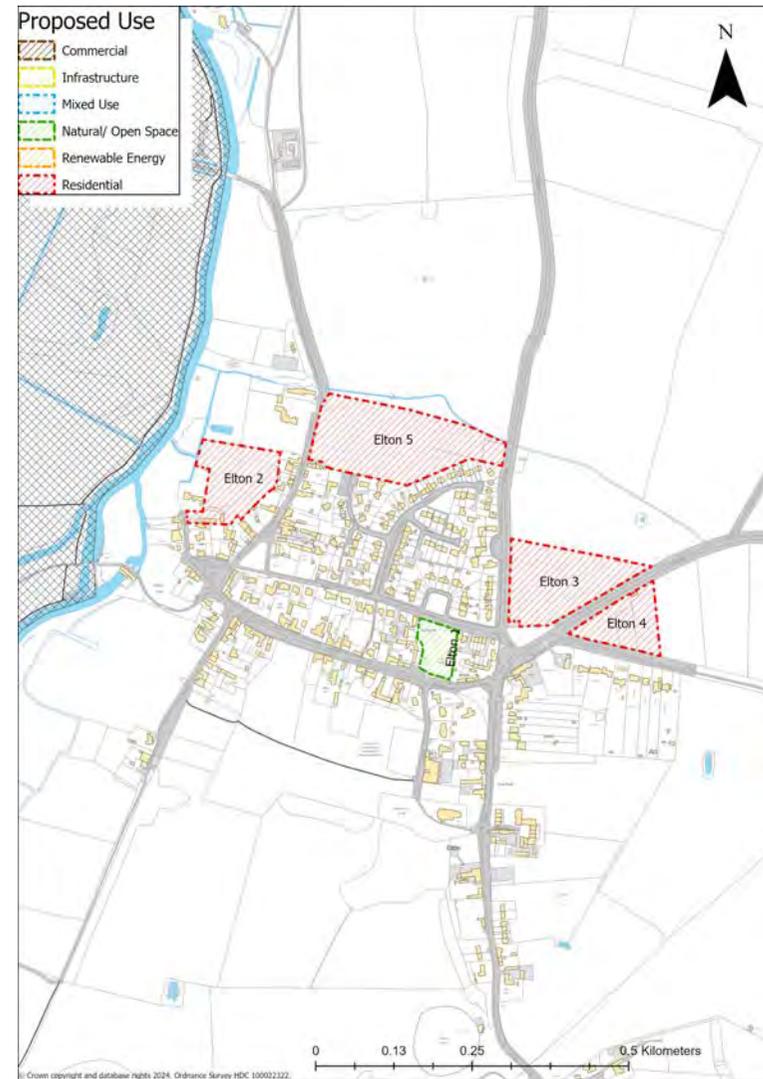
Denton and Caldecote 1: Land South of Stilton Golf Course

- 1.12** As identified in the LAA, the existing access is unsuitable for the scale of development and is very unlikely capable of being upgraded sufficiently. Infrastructure requirements to enable a suitable access is likely to make the development unachievable.
- 1.13** Therefore, a sustainability appraisal for the site has not been undertaken.

Elton

1.14 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Elton 1: Land between Middle Street and Highgate Green, Elton
- Elton 2: Land North of Chestnuts Farm and River Lane, Elton
- Elton 3: Land between Wansford Road and Oundle Road, Elton
- Elton 4: Land between Oundle Road and Greenhill Road, Elton
- Elton 5: Land between Duck Street and Wansford Road, Elton



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Elton 1: Land between Middle Street and Highgate Green, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with minimal recorded risk from surface water.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and classified as urban land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 300 m of a 2 ha natural greenspace and is also within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

North Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located adjacent to with its north western corner just within the Nene Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site is located to the northern side of Middle Street within the village of Elton and is bounded by residential development. The site features substantial hedging along the southern boundary. The land forms an area of open space within the built up area, and affords views from Highgate Green to the south towards the church tower.</p> <p>The site is being promoted for open space so there will be no built development and would retain the character of the area.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is proposed solely for open space uses so will not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The site is proposed solely for open space uses so these indicators are not relevant to the proposal.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The site is proposed solely for open space uses.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service. A pavement runs adjacent to the southern boundary of the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is to provide natural green open space.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The land forms an area of open space within the built up area, therefore it is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	The site is situated within a conservation area and immediately west of the site is a courtyard of Grade II listed buildings. As the proposed use for open space, there will be no built development that will impact these heritage assets.

Summary of SA

The site is not constrained by flood risk or by nature conservation designations. It is located within Elton with residential properties bounding the site. It is adjacent to a listed building and is within a conservation area. The Nene Valley Green Infrastructure Priority area is adjacent to the site. The site is being promoted for nature green or open space uses so there will be no built development. This will reinforce the character of the village and the conservation area.

Updates after initial appraisal

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Elton 2: Land North of Chestnuts Farm and River Lane, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some agricultural structures on site meaning there is limited potential for the reuse of materials and buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 42% of the site area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	Just over half of the land is classed as flood zone 1, however, about 20% of the north-west corner and along the northern boundary is classed as flood zone 2. Within the north-west corner, about 21.5% classed as flood zone 3b. There is also risk from surface water flooding along the site's northern and western edges.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	The site is greenfield land with some redundant agricultural buildings on site. It is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Nene Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the north western edge of Elton accessed from River Lane, it therefore relates to the settlement. It adjoins residential development to the south. It consists of land associated with Chestnut Farm. The site is on the edge of Elton, and the site is partially visible

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			from the public footpath on the west bank of the River Nene. The flood risk present means that it is only appropriate to consider building on half of the site which also impacts the capacity of the site and means development would be focused on the southern half of the site closest to the existing built form of the village. While this would assist in minimising the encroachment of built development into the Nene Valley, development in this location is not characteristic of the area as it would introduce back land development and still would erode the rural edge of the village. Additionally, the site's location near to a number of listed buildings and being within the conservation area means that impact on these form constraints on development.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for market and/or affordable housing and is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is about 650m from the Elton Church of England primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Crown Inn Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is not located within 5km of an existing concentration of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of a railway station but is about 650m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	A pavement runs up to the corner of River Lane but this does not continue. River Lane is wide enough for vehicles and pedestrians though and there may be potential to provide an enhanced footpath connection.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could be effectively masterplanned to become part of the existing place and community as there is an existing access to the site from River Lane and is within walking distance to key village amenities. However, this is subject to several constraints being overcome including the impact on the Nene Valley and on designated heritage assets.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is within the conservation area and Number 19 Duck Street (The Old Bakehouse (Grade II listed)) is nearby to the east. Due to the 45 metre separation distance and existing built form between the site and Number 2 Stocks Green (Chestnuts Farmhouse (Grade II Listed)), development of the site would likely have a negligible impact upon the setting of this heritage asset.

Summary of SA

The site is heavily constrained by fluvial flood risk with almost half of the site at higher risk which constrains where built development can be placed. It is not constrained by nature conservation designations but it is located within the Nene Valley Green Infrastructure Priority. It is within the conservation area and nearby to several listed buildings so heritage is a development constraint. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the north western edge of Elton with residential properties bounding the southern edge of the site. Development would introduce back land development which is uncharacteristic of this part of the village, additionally, the design is heavily constrained by flooding, heritage and landscape constraints which make integrating a development that is in keeping with the character of the area more challenging.

Updates after initial appraisal

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Elton 3: Land between Wansford Road and Oundle Road, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is not impacted by an air quality management area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land meaning there is no potential for the reuse of materials and buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is wholly located within flood zone 1 with surface water flood risk along its northern/eastern boundary.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land and is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is not located within the Nene Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is located to the east of Wansford Road and north of Oundle Road on the north-eastern edge of Elton, it therefore relates to the settlement but it also has a close relationship with the countryside. Development on the site would introduce built development extending away from the village which would not reinforce the character of the area. Also as the site slopes to the north it is highly visible from Wansford Road to the north meaning that the impact on the landscape will be greater. The proposed capacity for the site is very low even when reducing the built area to incorporate sustainable drainage and landscaping, it therefore would not make an efficient use of land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for market and/or affordable housing and is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is about 500m from the Elton Church of England primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Crown Inn Public House, Black Horse Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is not located within 5km of an existing concentration of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement that runs immediately across the road from the site along Wansford Road but there is no pavement along Oundle Road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of Elton.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	A conservation area is situated immediately south of the site and along the southern boundary, a small part of the site falls within it. The Smithy, situated approximately 85 metres south of the site, is Grade II Listed.

Summary of SA

The site is not constrained by fluvial flood risk but is by surface water flood risk. It is not constrained by nature conservation designations. It is also constrained by heritage assets. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the eastern edge of Elton with a close relationship with the countryside as well as to the village. Development would adversely impact the character of the village and landscape.

Updates after initial appraisal

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Elton 4: Land between Oundle Road and Greenhill Road, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land meaning there is no potential for the reuse of materials and buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>he site is wholly located within flood zone 1 with over half of the site being at risk form surface water flooding with the most risk being along its frontage along Oundle Road</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land and is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is not located within the Nene Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is located to south of Oundle Road and north of Greenhill Road on the eastern edge of Elton, it therefore relates to the settlement but it also has a close relationship with the countryside. Development on the site would introduce built development extending away from the village which would not reinforce the character of the area. The site currently contains mature trees and thick hedgerows, and is opposite a row of very low density residential properties. Development would be visible from Oundle Road and Greenhill Road, although not from long distance. To mitigate surface water flood risk, development will likely have to placed on the southern half of the site which would not reflect the character of the area. Also, development at this site would affect the rural character of this location. The</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			proposed capacity for the site is very low even when reducing the built area to incorporate sustainable drainage and landscaping, it therefore would not make an efficient use of land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is proposed for market and/or affordable housing and is 0.89ha in size meaning it would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is about 500m from the Elton Church of England primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Crown Inn Public House, Black Horse Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is not located within 5km of an existing concentration of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a no pavement along the site's frontages on Oundle Road or Greenhill Road, the pavement stops adjacent to the western corner of the site so there may be opportunities to connect along Greenhill Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of Elton.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but it is adjacent to a conservation area and is some 220m east from part of Elton Hall Gardens (Grade II* Listed Park and Gardens). Development of the site may also have a detrimental impact upon the setting of The Smithy (Grade II Listed).

Summary of SA

The site is not constrained by fluvial flood risk but is by surface water flood risk. It is not constrained by nature conservation designations. It is also constrained by heritage assets. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the eastern edge of Elton with a close relationship with the countryside as well as to the village. Development would adversely impact the character of the village and landscape.

Updates after initial appraisal

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Elton 5: Land between Duck Street and Wansford Road, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land meaning there is no potential for the reuse of materials and buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 but there is substantial risk from surface water flooding along its northern edge where a drain forms a boundary to the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land and is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is not located within the Nene Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is situated on the northern edge of Elton and is bound by Duck Street to the west and Wansford Road to the east. The site therefore relates to the settlement but also closely relates to the countryside forming a rural edge to the village. The site rises gently from west to east and is very open in character with limited vegetation along its boundaries which reinforces this closeness to the wider countryside. It therefore forms a part of a substantial green open space at the northern edge of Elton. Development would change the character of this part of Duck Street, and would be visible from Wansford Road to the north which slopes down towards the village and thus would not reinforce the character of the area. The proposed capacity for the site is very low even when reducing the built area to incorporate sustainable drainage and landscaping and not building on the part of the site within the water recycling area, it therefore

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			would not make an efficient use of land. However, considering these factors developing on the southern half of the site in line with the existing building line from the rear garden of 55 Hayes Walk, a smaller development could be brought forward that would have fewer constraints and would be off a scale that could have success in reflecting the character of the area. This would however be subject to the either the rerouting of telegraph poles on the site or the incorporation of them as part of the scheme.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for market and/or affordable housing and is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is about 500m from the Elton Church of England primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Crown Inn Public House, Black Horse Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is not located within 5km of an existing concentration of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a pavement immediately across the road along Duck Street from the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site as a whole is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of Elton. However, as highlighted within SA7 if a smaller site area containing just the southern half of the site was pursued then there could be greater opportunity to successfully integrate development.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The conservation area is situated immediately west and south of the site. Along the southern boundary, a small part of the site is situated within the conservation area. There are several listed buildings along Duck Lane, situated immediately south of the site that could be negatively impacted by development.

Summary of SA

The site is not constrained by fluvial flood risk but is by surface water flood risk. It is not constrained by nature conservation designations. It is also constrained by heritage assets. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the northern edge of Elton with a close relationship with the countryside as well as to the village. Development across the whole of the site would adversely impact the character of the village and landscape, however development on the southern half of the site could potentially provide an opportunity for some growth within Elton while not adversely impacting the character of the village or wider landscape.

Updates after initial appraisal

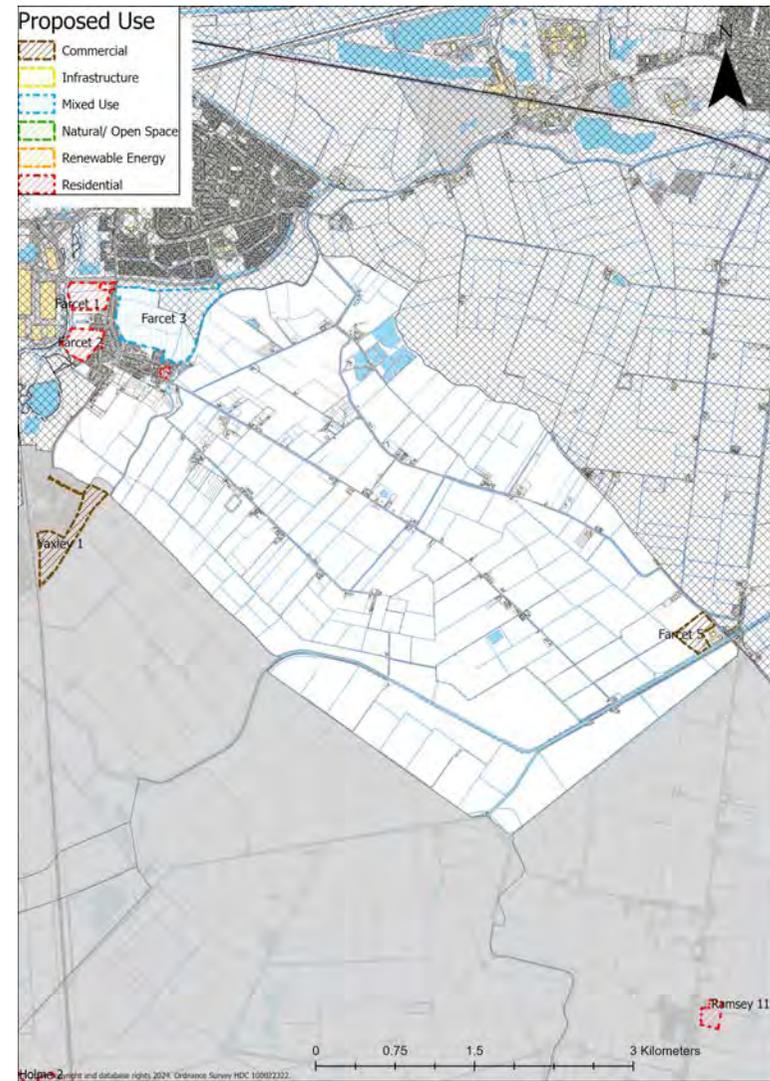
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1 North Huntingdonshire

Farcet

1.15 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Farcet 1: Land West of Peterborough Road and North of Grazeley Gardens, Farcet
- Farcet 2: Land West of Peterborough Road and South of Grazeley Gardens, Farcet
- Farcet 3: Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)
- Farcet 4: Former PH Plant Hire and 9 Cross Street, Farcet
- Farcet 5: Collmart Growers, Pondersbridge



Farcet 1: Land West of Peterborough Road and North of Grazeley Gardens, Farcet

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 0.3% of the site area
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>Most of the land is classed as flood zone 1 but very limited areas along the western boundary are classed as flood zones 2 and 3a. There is some surface water flood risk along its eastern edge.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated sites to not have an impact but it is about 350m from Crown Lakes County Wildlife Site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the north western edge of Farcet located between the village and industrial development within Peterborough. The site has a closer relationship with the rural character of Farcet. The A605 to the north provides a clear physical separator as does Stanground Lode which forms a natural separator. Development would result in furthering the potential sense of coalescence between Farcet and Peterborough. However, development in this location will have very little landscape impact due to the surrounding built development and the road network but would result in some townscape impact due to the potential scale of development. This impact is somewhat minimised as in depth development has already been established through the development of Grazeley Gardens. The site promoter's proposed capacity includes 3.36ha of land for natural open space, biodiversity net gain and flood mitigation. The remaining land is for residential development which would result in a density that would make an efficient use of land.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site's proximity to the road network (A605) and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is for market and/or affordable housing and is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough.</p> <p>The site is about 900m from Farcet Church of England Primary School.</p> <p>The site is within 800m of Farcet Village Hall and St Mary's Church. It is just beyond 800m of Farcet Recreation Ground, the Farcet Working Men's Club and the Black Swan Public House.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is adjacent to the Farcet Business Centre, it is within 1km of Stanground Academy and Peterborough South Logistics Park. It is also about 2km from the Broadway Business Park and Eagle Business Park located in Yaxley.</p> <p>Standard broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is about 5km from Peterborough train station. It is also adjacent to two bus stops on Peterborough Road which are both rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath running along the site's frontage along Peterborough Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. Landscaping and masterplanning will be required to address how development can be delivered that reinforces the sense of separation between Farcet and Peterborough.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat constrained by flooding on its western edge. It is not constrained by nature conservation or heritage designations. It consists of grade 3 agricultural land and greenfield land. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km from the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education

and natural green space within Farcet but also has the option to utilise those within Peterborough. The site is located on the western edge of Farcet and development could further erode the sense of separation between the village and Peterborough, therefore very careful masterplanning will be required to provide sufficient landscaping so that the site can reflect the character of Farcet.

Updates after initial appraisal

Farcet 2: Land West of Peterborough Road and South of Grazeley Gardens, Farcet

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 2% of the site area

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The vast majority of the site is within flood zone 1, however a small strip of its western edge is within flood zones 2 and 3a. There is also some surface water flood risk on the site's western and northern edges as well as a channel of surface water flood risk running towards the centre of the site</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield land and mostly classified as grade 3 agricultural land with some also classified as non-agricultural</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site is within 200 m of a 0.5 ha area of greenspace, within 300 m of a 2 ha natural green space and also within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is adjoins to the south west the Crown Lakes County Wildlife Site but is sufficiently remote form other designated nature conservation sites.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the south western edge of Farcet located between the village and industrial development within Peterborough. The site has a closer relationship with the rural character of Farcet and greater connection to the wider landscape as it is adjacent to the Crown Lakes County Wildlife site. Stanground Lode which forms a natural separator from the neighbouring industrial development. Development would result in furthering the potential sense of coalescence between Farcet and Peterborough. However, development in this location will have limited wider landscape impact due to the surrounding built development but would result in some townscape impact due to the potential scale of development. This impact is somewhat minimised as in depth development has already been established through the development of Grazeley Gardens. The site area includes Farcet Recreation Ground which is currently leased to the Parish Council, the site promoter also seeks to provide some 1ha of natural, green or open space which could be utilised to retain the existing playing fields. The remaining land is for residential development which would result in a fairly low density across the site.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The site's proximity to the road network (A605) and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is for market and/or affordable housing and is over 1ha in size.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough.</p> <p>The site is about 800m from Farcet Church of England Primary School.</p> <p>The site is within 800m of Farcet Village Hall and St Mary's Church. The site is just over 800m of the Farcet Working Men's Club and the Black Swan Public House. The site area includes Farcet Recreation Ground which is currently leased to the Parish Council, the site promoter also seeks to provide some 1ha of natural, green or open space which could be utilised to retain the existing playing fields.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is about 1,000m of Farcet Business Centre, it is about 1.5km of Stanground Academy and Peterborough South Logistics Park. It is also about 1.5km from the Broadway Business Park and Eagle Business Park located in Yaxley.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is about 5km from Peterborough train station. It is within 800m of several bus stops on Main Street and Haddon Way which are rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath along Haddon Way which could be extended to serve the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site area includes Farcet Recreation Ground which is currently leased to the Parish Council, the site promoter also seeks to provide some 1ha of natural, green or open space which could be utilised to retain the existing playing fields.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. Landscaping and masterplanning will be required to address how development can be delivered that reinforces the sense of separation between Farcet and Peterborough.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat constrained by flooding on its western edge. It is not constrained by heritage designations but there is the Crown Lakes County Wildlife Site to the south west of the site. It consists of land largely classified as grade 3 agricultural land. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km from the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education and natural green space within Farcet but also has the option to utilise those within Peterborough. The site is located on the western edge of Farcet and development could further erode the sense of separation between the village and Peterborough, therefore very careful masterplanning will be required to provide sufficient landscaping so that the site can reflect the character of Farcet.

Updates after initial appraisal

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Farcet 3: Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 5.3% of the site area
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is predominately located within flood zone 1 but some of the site's eastern edge is located within flood zones 2 and 3a arising from the site's eastern boundary being adjacent to the old River Nene. There is some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>Most of the site is within 1 km of a 10 ha area of natural green space.</p> <p>It has some limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from designated sites to not have an impact.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	<p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is located on the northern edge of Farcet. The site area extends up to the A605 and partially crosses over into the Peterborough City Council area.</p> <p>Development at this scale will further erode the sense of separation between Farcet and Peterborough and mean that there will be built development up to the A605, landscaping and areas of open space could be incorporated to mitigate this however, the fundamental character of the landscape and the townscape will be adversely impacted and altered. A much smaller development area could be more suitable and provide a more modest scale extension to Farcet than across the whole site area. The site is visible in the landscape from the east including from the River Nene (Old course). 800 homes across the whole site would over double the size of the existing village in terms of housing numbers which would fundamentally alter its character and could overwhelm the village and the local road network. It is recognised that a new local centre is proposed as part of the proposal.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Development could be considered appropriate on a much reduced site area in line with the previous outline application made on the site subject to appropriate access, landscaping and design. This would represent a more proportionate level of growth for the village and retain the sense of and physical separation from Peterborough.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site's proximity to the road network (A605) and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is for market and/or affordable housing and is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is adjoins Farcet Church of England Primary School. The site is within 800m of Farcet Village Hall, St Mary's Church, the Farcet Working Men's Club and the Black Swan Public House. It is just beyond 800m of Farcet Recreation Ground.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site adjoins the Farcet Business Centre, it is within 1km of Stanground Academy and Peterborough South Logistics Park. It is also about 2km from the Broadway Business Park and Eagle Business Park located in Yaxley.</p> <p>Standard broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is about 5km from Peterborough train station. It is also within 800m of several bus stop on Peterborough Road which are rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath adjacent to the site's frontage on Peterborough Road, there is also a footpath connection into the site from George Alcock Way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The proposal includes a local centre which provides an opportunity to enhance village services within Farcet.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it can be effectively masterplanned to become part of the existing place and community although this is challenging due to the proposed scale of the site and of the proposed development which would represent a substantial increase in the size of the village and result in in further the sense of coalescence

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			with Peterborough by providing built development up to the A605. Significant landscaping and open space will be required to mitigate this or a reduction in the site area.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat constrained by flooding on its eastern edge. It is not constrained by nature conservation or heritage designations. It consists of land classified as grade 3 agricultural land. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km from the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education and natural green space within Farcet but also has the option to utilise those within Peterborough. The site promoter seeks to incorporate a local centre within the development which could further enhance village services. The site is located on the northern edge of Farcet extending over into Peterborough so this is a cross boundary proposal. Development could therefore further erode the sense of separation between the village and Peterborough, development at this scale would also over double the size of Farcet in terms of housing numbers which would fundamentally adversely impact the village's character.

Updates after initial appraisal

Farcet 4: Former PH Plant Hire and 9 Cross Street, Farcet

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	The site is previously developed with land consisting of the former PH Plant Hire site and the residential property 9 Cross Street. In their Call for Site Statement, the site promoter states that it is intended to demolish all existing buildings on the site apart from the dwelling so there is the potential for the reuse materials and/or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 0.3% of the site area
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is wholly located within flood zone 1 but there is risk from surface water flooding across the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	It is wholly classified as grade 3 agricultural land but it is previously developed consisting of the former PH Plant Hire site and the residential property 9 Cross Street.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 1 km of a 10 ha area of natural green space. It has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated sites to not have an impact.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located within the built form of Farcet and offers a modest scale regeneration opportunity of a former commercial site. The existing buildings on site are of varying quality and do not enhance the character of the street scene. Therefore, the site's redevelopment is likely to improve the street scene and could over a modest development in keeping with the village character.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is sufficiently distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is for market and/or affordable housing and is 0.63ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough.</p> <p>The site is about 250m from Farcet Church of England Primary School.</p> <p>The site is within 800m of Farcet Working Men's Club, the Black Swan Public House, Farcet Village Hall and St Mary's Church. It is just beyond 800m of Farcet Recreation Ground.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 1km of the Farcet Business Centre, it is within 2km of Stanground Academy and Peterborough South Logistics Park. It is also about 1.5km from the Broadway Business Park and Eagle Business Park located in Yaxley.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is about 5km from Peterborough train station. It is also within 800m of several bus stops on Peterborough Road which are rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath running along the site's frontage.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	The proposal includes the redevelopment of a site that is previously developed and is located within the built form of Farcet. The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is previously developed located within the a prominent location within Farcet. It is not constrained by fluvial flooding but there is some surface water flood risk. It is not constrained by nature conservation or heritage designations. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km form the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education and natural green space within Farcet but also has the option to utilise those within Peterborough. The site is located within the built form of Farcet and offers a modest scale regeneration opportunity which is masterplanned well could enhance the street scene and provide a development more in keeping with the character of the village.

Updates after initial appraisal

Farcet 5: Collmart Growers, Pondersbridge

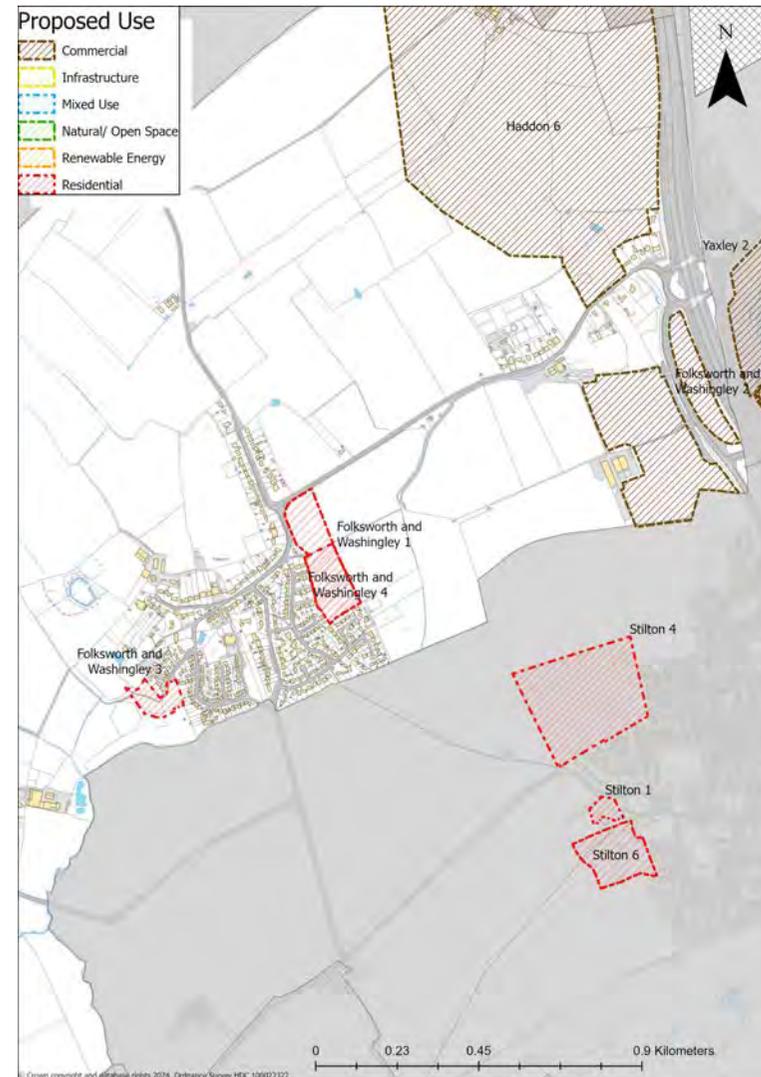
- 1.16** As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.
- 1.17** Therefore, a sustainability appraisal for the site has not been undertaken.

Folksworth and Washingley

1.18 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Folksworth and Washingley 1: Land off Hawthorn Road, Folksworth (smaller site)
- Folksworth and Washingley 2: Land adjacent A1 at Norman Cross, Folksworth
- Folksworth and Washingley 3: Land South of The Paddocks, Folksworth
- Folksworth and Washingley 4: Hawthorn/Manor Road, Folksworth (larger site)

1.19 Please note that Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road also partially falls within Folksworth & Washingley and Morborne parishes, but it has been included under Haddon as most of the site lies within that parish area.



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Folksworth and Washingley 1: Land off Hawthorn Road, Folksworth (smaller site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No supporting documents relating to the provision and use of low and zero carbon technologies were submitted as part of the site submission and therefore the development is expected to comply with building regulations.</p> <p>The site is not impacted by an Air Quality Management Area (AQMA).</p> <p>The site is greenfield land with no existing structures on site meaning development will not involve the reuse of materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with minimal recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly green field land with no existing structures.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The majority of the site is within 200m of 0.5ha of natural green space according to Natural England's 'Access to Green Space Standards'.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the eastern edge of Folksworth relating closely to the settlement, bound by residential areas to the west and south and is potentially accessible via Manor Road or Hawthorn Road. It also relates to the countryside due to agricultural fields beyond the northern and eastern boundary. It forms part of a larger agricultural field meaning the eastern boundary is completely open but the landscape impact may be negligible due to the lack of public right of ways to the east and being well integrated into the built form. Whilst the density of the proposal is very low, the number of houses proposed is similar to the surrounding residential areas of a similar size. In addition, the eastern boundary aligns with the existing built line of the residential area to the south on Townsend Way offering an opportunity for growth in a village location. To this end, by not extending past the eastern edge of Folksworth the site has a closer relationship to the settlement than the countryside. However a portion of the site, in the south is within an oil pipeline buffer zone which may adjust the layout of the site and it's effective integration. Overall, the site would use land efficiently whilst conserving the character and form of Folksworth.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 1km from the A1 (M) major highway and therefore may be subject to noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a town centre, local convenience store and a freestanding supermarket.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Folksworth Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of Folksworth, Washingley and Morborne Village Hall and St Helens Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is beyond 5km from multiple concentrations of employment and 1.5km from a range of employment sources within Huntingdonshire.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a station but is within 800m from a bus service F+ on the Place Based Carbon Calculator meaning there is a highly infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement on Manor Road (site frontage)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site solely proposes residential use.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site proposal does not include retail or leisure uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. The site is wholly classified as grade 3 agricultural land with no opportunities for the reuse of recycling of previously used buildings. It has limited accessibility to shops and employment concentrations. In addition, there is low provision of culture and leisure facilities within Folksworth and the bus service is highly infrequent. Although, the site is in close proximity to Folksworth Primary School and there is a pavement along the site frontage encouraging active travel. It is sufficiently remote designated nature and heritage assets and the majority of the land is within 200m of 0.5ha of natural greenspace. The site relates closely to the settlement and the density aligns with surrounding residential areas, preserving the form of Folksworth whilst ensuring an efficient use of land. Adverse landscape impact due to the open eastern boundary will likely be small due to no public right of ways to the east and being well integrated to the built form.

Updates after initial appraisal

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Folksworth and Washingley 2: Land adjacent A1 at Norman Cross, Folksworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land meaning that there is no for the reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 but there is surface water flood risk along the main parcel's eastern and northern edges.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from natural green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The far eastern edge of the smaller parcel of land is about 100m from the Norman Cross Brickpits County Wildlife Site but the A1(M) lies in between so the potential harm to this designated site is minimised.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site consists of two parcels, one an oval shaped site located between to the B1043 and A1(M), the other larger parcel is located to the west of the B1043 consisting of agricultural fields.</p> <p>The site is located in the countryside with the B0143 and A1(M) forming strong edges to the larger parcel on its side. The oval parcel is completely surrounded by the road network. The larger site has some vegetation and hedging around its southern and eastern edges but is generally quite open, most notably to the west and north with views across the wider agricultural landscape. The site has a closer relationship with the countryside and is detached from a settlement. It is located east of Folksworth and north of Stilton. It could provide a new employment location along the A1 corridor, it is adjacent to the proposal at Norman Cross (see Yaxley 2) and located south of other employment (logistics lead) proposals being promoted along the A1 corridor.</p> <p>It is unclear at this stage whether all of the proposed development will be placed within the larger parcel or across both parcels. Roadside uses are also proposed which requires further clarity. Masterplanning will be required to mitigate the impact of the strategic road network in terms of levels of pollution and also provide sufficient landscaping to mitigate impact.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The A1(M) runs to the east of the site which increases the risk from air, light and noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is just beyond 5km from Peterborough City Centre, it is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience store.</p> <p>As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.</p> <p>The site is beyond 800m of the many leisure and cultural facilities within Folksworth & Washingley and also those in Stilton and Yaxley, but as this scheme is seeking employment development, this is less crucial for the site's sustainability.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 5km of the Eagle Business Park and Broadway Business Park in Yaxley and also the Peterborough East logistics and distribution centre. The site is proposing between 30,000 and 40,000 sqm of employment floorspace on more than 5ha of land. It is unclear at this stage whether all of this will be placed within the larger parcel or across both parcels.</p> <p>It benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is just beyond 5km from Peterborough train station. In between the two parcels of the site is the B1043 and two bus stops, the highest rated being C- on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath along the eastern side of the larger parcel, this is adjacent to the eastern parcel.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The site is proposing either 30,000 sqm of office/ light industry/ roadside uses or some 40,000 sqm of logistics and distribution development. The potential number of jobs that could be created is unknown at this stage.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is located such that it could not be effectively integrated with the existing place and community due to its detachment from an existing community. There are other similar employment proposals along the A1 and adjacent to the site which may offer an opportunity to integrate the site with surrounding developments, however this would be subject to detailed masterplanning and suitability assessments.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	<p>There are no designated heritage assets on site or nearby that would be adversely impacted by the proposal.</p>

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Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk across the larger parcel of the site. It is not constrained by heritage designations, a county wildlife site is about 100m from the site but the A1(M) separates them. The site is remote from natural greenspace, local services and facilities within Folksworth, Stilton or Yaxley but is served by a bus route with a good level of service. It is detached from a main settlement but is largely well constrained within the landscape arising from established vegetation and the strategic road network. Development could still lead to adverse impact if not effectively masterplanned. The site could provide employment development that could support employment opportunities for several settlements.

Updates after initial appraisal

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Folksworth and Washingley 3: Land South of The Paddocks, Folksworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No supporting documents relating to the provision and use of low and zero carbon technologies were submitted and therefore the development is expected to comply with building regulations.</p> <p>The site is not impacted by an Air Quality Management Area (AQMA).</p> <p>The site is greenfield land with no existing structures on site meaning development will not involve the reuse of materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development.</p> <p>The site is wholly flood zone 1 and at low risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly green field land with no existing structures.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has limited capacity for linkages to the existing green and blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the designated nature assets.</p> <p>The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute to improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located west of Elm Road and south of The Paddocks, on the south western edge of Folksworth. The site adjoins to residential development to the north and east, wrapping around the curtilage of properties along The Paddocks and therefore does relate to the settlement. As identified in the LAA, there are multiple constraints impacting the layout and capacity of the site which could result in the development being out of character with the built form. The site is</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			largely screened from surrounding countryside by a TPOA, Folksworth Spinney, minimising the landscape impact but development could adversely impact this protected area and erode the rural feel of the south western edge of the settlement. The reduction in developable area/ density due to the constraints could make the promoters capacity of 26 houses unachievable.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 1.2km from the A1 (M) major highway and therefore may be subject to noise pollution
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a town centre, local convenience store and a freestanding supermarket.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Folksworth Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of Folksworth, Washingley and Morborne Village Hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is beyond 5km from multiple concentrations of employment and 1.5km from a range of employment sources within Huntingdonshire.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km from a station but is within 800m from a bus service F+ on the Place Based Carbon Calculator meaning there is a highly infrequent service.</p> <p>There is a pavement immediately outside the site frontage (The Paddocks).</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site is solely for residential use.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site proposal does not include retail or leisure uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of the settlement and the TPOA.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. The site is wholly classified as grade 3 agricultural land with no opportunities for the reuse and recycling of previously used buildings. It has limited accessibility to shops, employment concentrations and natural green space. Only a village hall is within 800m of the site and the bus service is highly infrequent. It is in close proximity to Folksworth primary school and there is a pavement

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immediately outside the site frontage encouraging active travel. There are no designated heritage and nature assets nearby to the site that would be adversely impacted by the development. Due to the constraints of the site, it would be difficult to effectively integrate with the settlement without adversely impacting the form and character of the south western edge of Folksworth and achieve the promoter's stated capacity.

Updates after initial appraisal

Folksworth and Washingley 4: Land off Hawthorn/Manor Road, Folksworth (larger site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with minimal recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land, wholly classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The majority of the site is within 200m of 0.5ha of natural green space according to Natural England's 'Access to Green Space Standards' and has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets. The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green and blue infrastructure network.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the eastern edge of the settlement and relates well to it being surrounded on three sides by residential development. Development could reflect the pattern of development on this side of the village. The site consists of two agricultural fields with a line of trees separating the two. The site also relates to the wider countryside on its eastern side where there are fewer established site boundaries providing some views out across the wider landscape. The site promoter seeks approximately 50 homes on a site of approximately 3ha which is very low density and would not make an efficient use of land, however this provides additional opportunity for landscaping and open space which would soften the impact of built development.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 1km from the A1 (M) major highway and therefore may be subject to noise pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km from a town centre, and is beyond 800m of a local convenience store and 2.5km of a freestanding supermarket.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Folksworth Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of Folksworth, Washingley and Morborne Village Hall and St Helens Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is beyond 5km from multiple concentrations of employment and 1.5km from a range of employment sources within Huntingdonshire.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a train station but is within 800m from a bus service F+ on the Place Based Carbon Calculator meaning there is a highly infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement on Manor Road adjacent to the site's frontage.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The site is solely proposes residential use.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site proposal does not include retail or leisure uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by flood risk. The site is wholly classified as grade 3 agricultural land. It has limited accessibility to shops, public transport and employment opportunities. It is sufficiently remote designated nature and heritage assets and the majority of the land is within 200m of 0.5ha of natural greenspace. The site relates closely to the settlement and could provide an opportunity for some growth. The site consists of two agricultural fields separated by a line of trees. The site's frontage also has established vegetation providing a rural feel to this part of the village, the removal of some of these trees may be required to provide access which will have some impact on the character of the street scene. There is some potential for landscape impact to the east as the eastern boundary is more open.

Updates after initial appraisal

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Glatton

1.20 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Glatton 1: Land North of Glatton Ways and East of Glatton Hall, Glatton



Glatton 1: Land North of Glatton Ways and East of Glatton Hall, Glatton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an Air Quality Management Area (AQMA).</p> <p>There are several agricultural buildings to the north west of the site which could offer opportunities for the recycling or reuse of buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is partially within the Sawtry water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with minimal recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The site is classified as greenfield land but contains substantial agricultural built structures.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's standards for accessing green space and has limited potential to contribute towards enhancing the strategic green or blue infrastructure network or linkages to it.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential for improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is situated on the north eastern edge of Glatton potentially accessible from Glatton Ways or Denton Road. Whilst being the on eastern edge of the village, there is separation from surrounding residential properties and greenfield land due to mature trees wholly bounding the site. This could reduce landscape impact of the development but may also prevent effective integration into the settlement.</p> <p>In addition, the steep topography of the site would be a key constraint to development as well as being predominantly within and oil pipeline buffer zone, consequently reducing the developable area and capacity. The topography could also lead to adverse landscape impact due to the site being visible from the south, compromising the character of Glatton.</p> <p>Therefore, the location, nature and key constraints of the site could negatively impact the form and character of the settlement and would not make an efficient use of land.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 1km west of the A1 (M) major highway and therefore could be exposed to noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a local convenience store, town centre and freestanding supermarket.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is within a village that does not contain a primary school and is of insufficient capacity to provide one on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of Church of St Nicholas, Glatton village hall, Addison Arms pub and a public park.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km from multiple concentrations of employment within Sawtry.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	There is superfast broadband in the vicinity of the site
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a train station but is approximately 250m from a bus service rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	A pavement will need to be constructed along the site frontage to ensure integration with active travel infrastructure within Glatton.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site is solely proposed for residential use and therefore this objective is not applicable.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site would not effectively integrate into Glatton village due to key constraints outlined in SA7 and potential adverse impacts upon the conservation area.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site area adjoins to Glatton Conservation Area which could be adversely impacted by the development, particularly for potential highway access to the site.

Summary of SA

The site is not constrained by flood risk and is expected to be resilient to the predicted impacts of climate change on flooding. The site is wholly classified as grade 3 agricultural land. It has limited accessibility to natural green space and is not an area of strategic focus for green infrastructure. Successful integration of the site into Glatton village is challenging because of physical constraints. The location, nature and key constraints of the site could negatively impact the form and character of the settlement and also adjoining Glatton conservation area. It is sufficiently remote from all of the designated nature assets. The site is in close proximity to culture and leisure facilities within Glatton and access to them is facilitated by a active travel infrastructure. However, education facilities, town centres and local convenience scores are not available in the immediate area. Sawtry is within 5km of the site where there are employment opportunities.

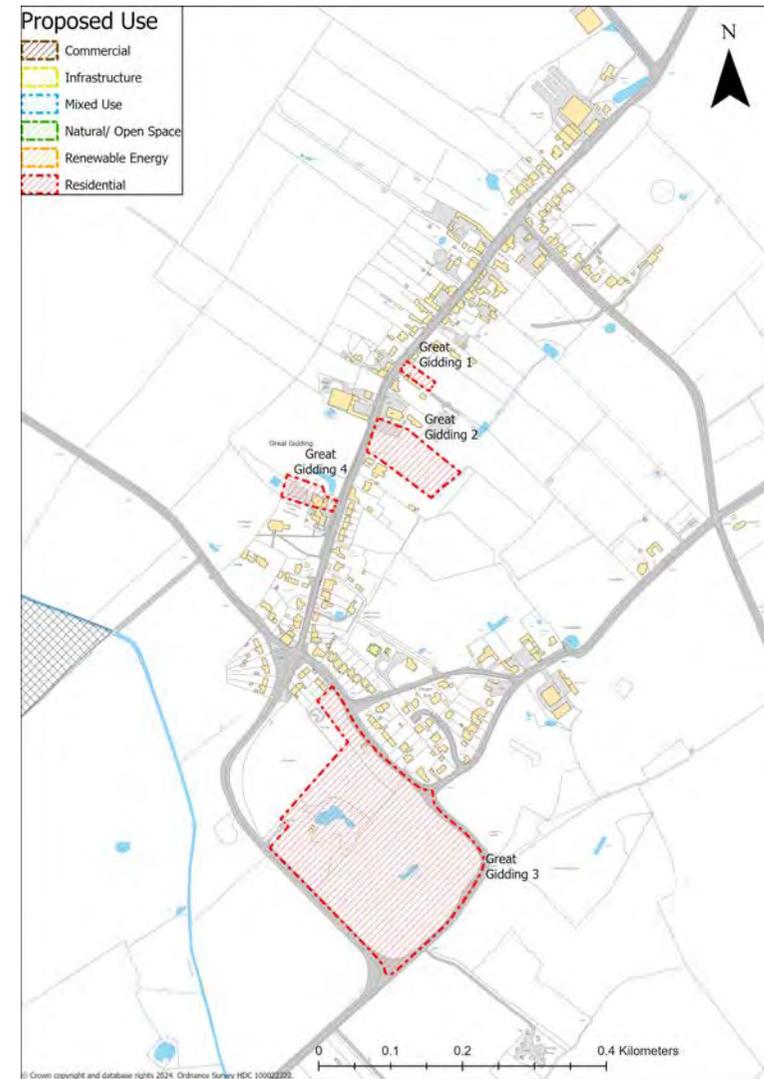
Updates after initial appraisal

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Great Gidding

1.21 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Gidding 1: Land adjacent to 52 Main Street, Great Gidding
- Great Gidding 2: Land South of Great Gidding village hall, Great Gidding
- Great Gidding 3: Land adjacent to Chapel Lane, Great Gidding
- Great Gidding 4: St Gidding School, Great Gidding



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Great Gidding 1: Land adjacent to 52 Main Street, Great Gidding

1.22 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

1.23 Therefore, a sustainability appraisal for the site has not been undertaken.

Great Gidding 2: Land South of Great Gidding village hall, Great Gidding

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No supporting documents relating to the provision and use of low and zero carbon technologies were submitted as part of the site submission and therefore the development is expected to comply with building regulations.</p> <p>The site is not impacted by an Air Quality Management Area (AQMA).</p> <p>The site is green field land with no existing structures on site meaning development will not involve the reuse of materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within Great Gidding water catchment area which may need upgrades to accommodate growth to ensure no adverse impacts.</p> <p>The site is wholly within flood zone 1 with minimal risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The site is greenfield except in the north east where there is a car park which is proposed, as stated by the site promoter, to be upgraded by the development.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly classified as grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's standards for accessing green space and has limited potential to contribute towards enhancing the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 200m of a County Wildlife site but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is situated centrally within Great Gidding fronting onto, as do a large proportion of the properties in this settlement, to Main Street. It adjoins to a village hall to the north and</p> <p>a business and large residential property to the south and therefore the western side of the site relates closely to the built form. Beyond the eastern edge there are agricultural fields meaning the site also relates closely to the countryside, enhanced by a relatively open boundary and the topography of the site and surrounding land. The site provides an infill development opportunity along main street but the number of houses proposed would require development behind the existing built line (back land development) and integration of a new on site access road which would be out of context with the area. If development goes up to the BNG/ electricity lines area of the site there would be significant landscape impact due to the site's close relationship with the countryside to the east adversely impacting</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the form and character of the settlement. In addition, the development would need to be sensitive to Great Gidding Conservation Area and may require the removal of trees to access the site.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There are no schools in close proximity to the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site adjoins to Great Gidding village hall and is within 800m of St Michael's and Great Gidding Baptiste church, Fox ans Hounds pub and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is beyond 5km from employment concentrations.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	There is superfast broadband in the vicinity of the site.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a trains station. It is within 800m of a bus service rated F on the Place Based Carbon Calulator meaning there is a very limited service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a pavement immediately opposite the site frontage on Main Street.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site is solely for residential use and therefore this objective is not relevant.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	+	The proposal incorporates the retention and enhancement of the village hall car park.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	At a certain scale, the site could be effectively integrated into the existing community if effectively masterplanned and designed to be sensitive to the settlement and conservation area.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is wholly within Great Gidding Conservation which could be adversely impacted by the development and would need to be sensitive to the setting of several listed buildings within the village.

Summary of SA

The site is not constrained by flood risk and is expected to be resilient to climate change on flooding. It is wholly classified as grade 3 agricultural land. The site has limited accessibility to natural green space and is not an area of strategic focus for green infrastructure. It is within 200m of a County Wildlife site but is sufficiently remote from other designated nature assets. The scale of the proposal would be out of context with the area and has potential to cause significant landscape impact due to its close relationship with the countryside. However, at a lower scale the proposal could be integrated into the existing place and community through effective masterplanning. The site has access to a local convenience store and multiple cultural and leisure facilities but is remote from education facilities and employment concentrations. It has access to active travel infrastructure and a bus stop but this service is very limited. The proposal intends to retain the car park for the village hall benefiting the wider community. The site is wholly within Great Gidding Conservation Area and located nearby to several listed buildings which may be adversely impacted by the development.

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Updates after initial appraisal

Great Gidding 3: Land adjacent to Chapel Lane, Great Gidding

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No supporting documents relating to the provision and use of low and zero carbon technologies were submitted as part of the site submission and therefore the development is expected to comply with building regulations.</p> <p>The site is not impacted by an Air Quality Management Area (AQMA)</p> <p>The site is green field with no known built structures to clear.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within Great Gidding water catchment area which may need upgrades to accommodate growth to ensure no adverse impacts.</p> <p>The site is wholly within flood zone 1 with minimal risk of surface water flooding</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly green field land with no existing structures</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The majority of the site is within 200m of 0.5 ha of natural green space according to Natural England's standards.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is located on the southern tip of Great Gidding, predominantly enclosed by surrounding roads, namely Chapel End, Back Lane and Winwick Road except an adjoining public park to the north west. Whilst the frontage on Chapel End is opposite residential properties the site is largely separate from the built form. The site has a closer relationship with the countryside and despite mature hedgerows and trees bordering the site, the topography of the land means the development would be highly visible when approaching the settlement from the south, eroding it's rural feel. In addition, it's scale and size would be out of context with the form of Great Gidding which is a linear settlement with a small population. As outlined in the LAA, there are substantial constraints to the development namely a Water Recycling Buffer Zone which would direct development to a relatively small area on the western edge of the site inhibiting the achievability of the proposed capacity.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There are no schools in close proximity to the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site adjoins to Great Gidding village hall and is within 800m of St Michael's and Great Gidding Baptiste church, Fox ans Hounds pub and playing fields
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is beyond 5km from employment concentrations.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	There is superfast broadband in the vicinity of the site.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a trains station. It is within 800m of a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	To join the site with active travel infrastructure, a pavement will need to be created along the site frontage.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The site is solely for residential use and therefore this objective is not relevant.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site proposal does not include retail or leisure uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site but development will need to be sensitive to Great Gidding Conservation area to the north.

Summary of SA

The site is not constrained by flood risk and is expected to be resilient to climate change. It is wholly classified as grade 3 agricultural land. According to Natural England's mapping, most of the site is in close proximity to natural green space whilst being sufficiently remote from all of the designated nature assets. However, the location and scale of the site may not protect the character of Great Gidding and it would be difficult to effectively integrate the site with the existing community. The site has access to a local convenience store and is nearby to multiple cultural and leisure facilities. It is remote from education facilities and employment concentrations. The site has access to active travel infrastructure and a bus stop but the frequency of this service is very limited.

Updates after initial appraisal

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Great Gidding 4: St Gidding School, Great Gidding

1.24 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

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1.25 Therefore, a sustainability appraisal for the site has not been undertaken

Updates after initial appraisal

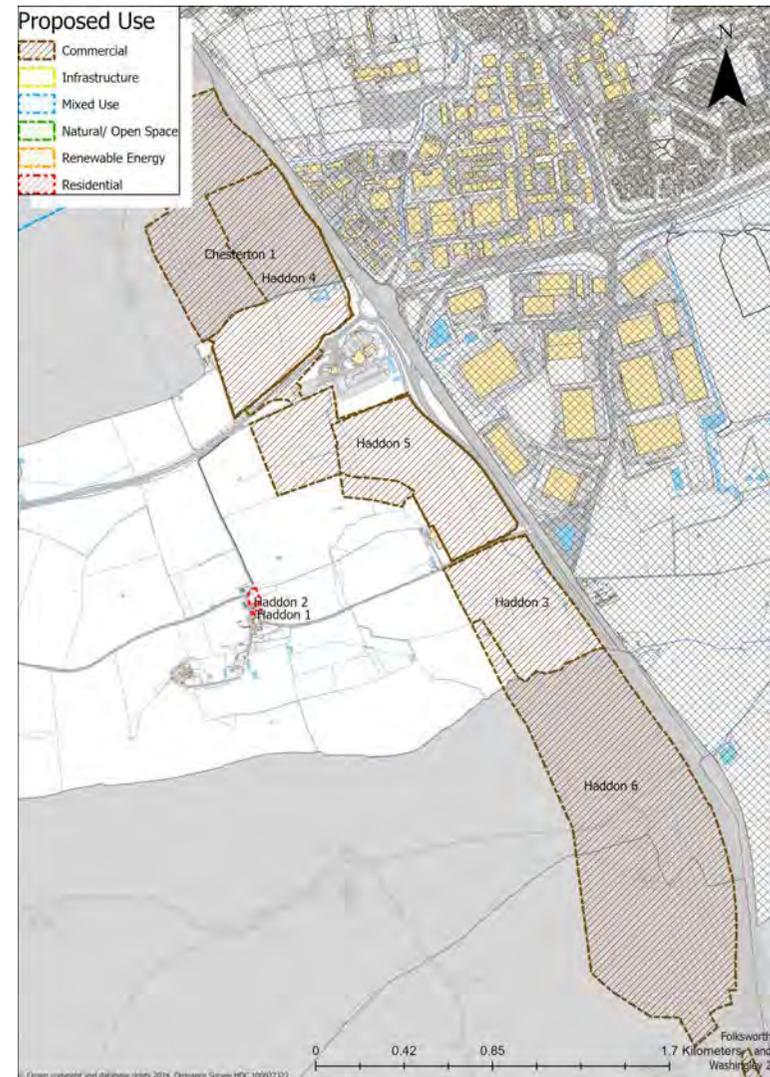
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Haddon

1.26 A total of 6 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Haddon 1: Manor Farm Yard, Haddon Road, Haddon
- Haddon 2: Orchard Field Allotment, Haddon Road, Haddon
- Haddon 3: Land West of A1 and South of Haddon House, Haddon
- Haddon 4: Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon - note that this site also partially falls within Chesterton parish, but it has been included under Haddon as most of the site lies within that parish area.
- Haddon 5: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon
- Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road - note that this site also partially falls within Morborne and Folksworth & Washingely parishes, but it has been included under Haddon as most of the site lies within that parish area.

1.27 Please note that Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton) also partially falls within Haddon parish, but it has been included under Chesterton as most of the site lies within that parish area.



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Haddon 1: Manor Farm Yard, Haddon Road, Haddon

1.28 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

1.29 Therefore, a sustainability appraisal for the site has not been undertaken.

Haddon 2: Orchard Field Allotment, Haddon Road, Haddon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management are (AQMA).</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site outside a water recycling catchment area but the nearest system is in Peterborough which could accommodate the development after existing committed growth. Alternatively, the site could access Elton WRC but this may need upgrading to meet the needs of the development.</p> <p>The site is wholly in flood zone 1 with no recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as grade 3 agricultural land.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's standards for accessing greenspace and has very limited capacity to contribute towards enhancing or improving linkages to the green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited capacity for improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located in the north of Haddon which is a very small and linear settlement, fronting onto Haddon Road opposite a row of terraced housing. Therefore, the site relates closely to the settlement but also the countryside adjoining agricultural fields to the east. The site would be visible from this direction due to a very open eastern boundary but the landscape impact would be minimal due to the scale of development being well integrated to the built form. Therefore, the amount of development would protect the character of the settlement. As identified in the LAA, the achievability of the site is constrained by electricity lines which could impact its layout and capacity. To avoid the cost implications of diverting the electricity line running from west to east it may be deemed appropriate to locate development in the south of the site but this would require the removal of well established trees and hedgerow within and along the western boundary of the site, degrading the rural/ vegetated feel to this area

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the settlement. Despite the proposal being low density it would be in keeping with Haddon which mostly comprises of large residential plots.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is in close proximity to the A1 (M) and therefore will likely be subject to increased levels of light, noise pollution which will require mitigation.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a local convenience store, freestanding supermarket and a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There are no education facilities within Haddon
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m from St Mary's Church but is remote from other cultural and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is beyond the required distance from employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a train station and 800m of a bus service.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a bridleway adjoining the northern boundary.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for solely residential use.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that with appropriate masterplanning it could be effectively integrated into the settlement.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or close proximity to the site that would be adversely impacted by the development.

Summary of SA

Updates after initial appraisal

The site is not constrained by flood risk and is expected to be resilient to the impact of climate change on flooding. It is wholly greenfield and grade 3 agricultural land. The site is remote from natural green space and is sufficiently remote from all of the designated nature assets. The site is of a scale and location that may preserve the character of Great Gidding and be integrated into the existing place and community with effective masterplanning. The site has limited access to services, amenities and key infrastructure. It is not impacted by designated heritage assets.

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Haddon 3: Land West of A1 and South of Haddon House, Haddon

1.30 As identified in the LAA, the cumulative constraints impacting site (landscape, trees, flood risk, public rights of way and telegraph poles) make the potential developable area of the site very small for the proposed development. Also access is very constrained from Haddon Road and connection onto the A1(M) to serve a logistics development with largescale vehicles is currently inadequate without substantial upgrades. Considering this and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.

1.31 Therefore, a sustainability appraisal for the site has not been undertaken.

Haddon 4: Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	<p>The site promoter's Overarching Opportunity Document (June 2023), they state that at a minimum the BREEAM 'Excellent' rating will be the standard buildings are constructed to and that they will have a minimum EPC rating of 'A', they will be net zero carbon in operation, in line with UKGBC Net Zero Carbon</p> <p>Buildings Framework, have an embodied carbon target of <400kgCO2/m2, 95% of waste diverted from landfill during construction and smart metering EV charging spaces.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some agricultural structures on site meaning that there is limited potential for the reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is partially within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield land classified as grade 3 agricultural land. There are a number of agricultural buildings and farmhouses on site which would be demolished.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from natural green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote designated nature conservation sites.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located within the countryside and not directly associated with any settlement. It is located to the north of Peterborough Services and west of the A1(M) adjacent to Peterborough.</p> <p>The site predominantly comprises a number of medium to large arable fields separated by hedgerows and drainage ditches. The eastern part towards the A1(M) and Junction 17 is relatively flat with some</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			parts gently sloping and the south western part rises towards the ridgeline and highest ground beyond the site to the west. The submitted concept plan shows that the western and northern edges of the site will have significant landscape buffers which will assist in mitigating longer range landscape impact as this is also where the land is highest. Development in this location is in a sensitive location within the Northern Wolds undulating landscape and particularly development of this scale will result in some impact. Development adjacent to the strategic highways network and in close proximity to similar employment development within Peterborough means that through careful masterplanning and engagement with infrastructure and utilities providers as well as other consultees development could be largely contained and form a hub for employment.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The A1(M) runs to the east of the site which increases the risk from air, light and noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is just beyond 5km from Peterborough City Centre, it is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m of the many leisure and cultural facilities within Peterborough, Folksworth & Washingley and also those in Stilton and Yaxley, but as this scheme is seeking employment development, this is less crucial for the site's sustainability.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is adjacent to Peterborough Services, Peterborough East logistics and distribution centre and Orton Southgate. The site is proposing approximately 70,000 sqm of employment floorspace on more than 5ha of land. It benefits from standard broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is just beyond 5km from Peterborough train station. It is also beyond 800m of a bus stop. There is no footpath connection currently to the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	--	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site is proposing some 70,000 sqm of employment floorspace (21,460.5sqm of B2 floorspace and 50,074.5sqm of B8 floorspace). The potential number of jobs that could be created is unknown at this stage.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site could be masterplanned so that it becomes a hub for further employment and logistics development utilising connections to the strategic highways network and compliment similar nearby developments. This would be subject to a high quality landscaping scheme to mitigate adverse impact.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby that would be adversely impacted by the proposal.

Summary of SA

The site is greenfield and classified as grade3 agricultural land. It is not constrained by fluvial flood risk but there is some risk from surface water flooding. The site is remote from natural greenspace and local services and facilities. The site is remote from public transport options which may incentivise car usage amongst future employees. It is strategically located off from junction 16 of the A1(M). The land levels rise to the west of the site but it is a large site which development at this scale could impact the landscape and alter the rural feel of this part of the district. It is of a scale whereby it could form a a new mini employment hub in a strategically good location taking advantage of its transport connections and complementing nearby uses in Peterborough. There is only standard broadband available in the immediate vicinity which may require upgrading to support future business activity.

Updates after initial appraisal

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Haddon 5: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	+	The site is immediately west of the A1(M). There maybe opportunities to connect the site to the existing bus network and provide an enhanced service in the northern part of Huntingdonshire and further

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	N	<p>enhance provision between Peterborough and other urban areas such as Huntingdon and surrounding settlements in between such as Yaxley, Stilton and Sawtry. Although the proximity to the A1(M) could potentially incentivise car usage if the bus network along this corridor is not enhanced.</p> <p>The site promoter's Overarching Opportunity Document (June 2023), they state that at a minimum the BREEAM 'Excellent' rating will be the standard buildings are constructed to and that they will have a minimum EPC rating of 'A', they will be net zero carbon in operation, in line with UKGBC Net Zero Carbon Buildings Framework, have an embodied carbon target of <400kgCO2/m2, 95% of waste diverted from landfill during construction and smart metering EV charging spaces.</p> <p>The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate increased levels of absorption and dissipation of nitrogen dioxide and other pollutants is uncertain at this stage.</p>
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	++	<p>The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	N	<p>The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate the ability of habitats to adjust to the impacts of the climate emergency.</p>
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	++	The site is wholly within flood zone 1 with some surface water flood risk within the site.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	The site is greenfield land and is wholly classified as grade 3 agricultural land and is currently in agricultural use.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	-	
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	-	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network. The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	+	
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	+	There are no nature conservation designations on site but there are several designations nearby to the site. The scale of the site would enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	+	The site is located within the countryside and not associated with a settlement. Peterborough Motorway Services are located to the north of the site.
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>It is located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages.</p> <p>The site is relatively well defined and contained by a combination of the A1, Junction 17, A605 and a service area to the north, east and north east. To the south and west is further farmland, woodland and hedgerows, and a minor watercourse/ wet ditch. The site is not level with the western part of the site comprising rising ground, which continues to rise beyond the boundary to the west. The majority of the site is relatively lower lying sloping down towards in the central and eastern part of the site. Land levels reduce by some 20m or so development on the higher ground would result in a significant landscape impact. The site is much more open to the south and west where it adjoins open countryside so will require good levels of landscaping to mitigate impact. The site has a public right of way within its south eastern section so development will be visible from a public vantage point.</p> <p>The scale of the site provides an opportunity for a comprehensive development of the site of a scale that could provide landscape enhancements and enhanced connectivity as well as a hub for commercial development utilising its strategic location and existing connections to the highways network. It would complement similar developments within Peterborough.</p>
SA8	<ul style="list-style-type: none"> <li data-bbox="293 1294 1016 1326">● Promote actions to reduce contributions to air pollution? <li data-bbox="293 1353 1099 1417">● Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	The site is being promoted for a commercial led scheme so will not provide any additional housing.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	N	<p>The site is very large but falls solely within the Stilton, Folksworth & Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived).</p> <p>As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.</p>
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	++	<p>The site is very large but falls solely within the Stilton, Folksworth & Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived).</p> <p>As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	+	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	<p>The site is largely greenfield land. The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing largescale warehousing and logistics centres within Peterborough. The site promoter has provided an illustrative concept plan for the site, which will be subject to further assessment and scoping with consultees. The site has the potential to deliver a commercial scheme consisting of logistics and distribution development utilising the site's location along the A1(M) and to similar nearby developments within Peterborough. Access is proposed from an additional access off the A605 roundabout off from junction 17. Indicative floorspace figures have been provided but the potential job creation that could be provided in terms of full-time jobs have not been detailed to date.</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	++	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	<p>The site is approximately 10km from Peterborough train station. There are bus stops along Oundle Road in Chesterton to the north of the site which are rated as being C- on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network.</p>
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies? Encourage sustainable tourism? 	++	<p>The site has potential to attract new investment and could become commercial and logistics centre located along the A1(M) corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees across the North of Huntingdonshire and Peterborough. There is potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. These connections could also utilise the public right of way network and provide enhancements to it.</p> <p>There is the potential to support indigenous companies.</p> <p>Tourism is unlikely to be a focal part of development on the site.</p> <p>Also considering its wider context, the site is nearby the existing logistics and warehousing developments within Peterborough and is also in close proximity and competition with other largescale commercial sites located along the A1(M) corridor which are promoting logistics and distribution commercial development (see Folksworth & Washingley 2, Haddon 3, Haddon 4, Haddon 5, Haddon 6 and Yaxley 2).</p>
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	N	<p>The site is not expected to include local scale shopping facilities. It is close to very small settlements such as Chesterton and Haddon which have very limited services. It is close to Peterborough City</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Centre being about 10km from it. The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of retail provision in Peterborough particularly if there is a local workforce.
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? 	+	The site is largely arable farmland which in itself does not have a distinct identity but the scale of the development enables opportunities for a new logistics/commercial hub which could be marketed to have an identity to incentivise investment and future occupiers to the site. There is a public rights of way within the site which could be enhanced and utilised to connect the site to nearby communities and therefore supporting sustainable modes of transport.
	<ul style="list-style-type: none"> Retain the character of existing settlements? 		
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	+	There are no heritage designations on site and it is not nearby to the site which may be adversely impacted by development. However, the site promoter has identified the north western corner of the site as having potentially significant archaeology which will require further investigation. The concept plan for the site shows that no built development is proposed on this part of the site.

Summary of SA

The site is greenfield land consisting of grade 3 agricultural land. The site is not constrained by fluvial flood risk but there is some risk from surface water flooding. It is not constrained by nature conservation designations or by heritage designations although there may be some archaeological potential within the site. Development may be subject to higher levels of air, light and noise pollution arising from its proximity to the A1(M) and be of a scale that could result in additional pollution. The site is adjacent to Peterborough Motorway Services and could provide employment development that could support job creation in a location strategically located along the strategic road network. Although the site has very limited accessibility to a local shop and local services and facilities and public transport. The scale of the proposal provides opportunities for connections to the road network and public transport enhancements, without which could incentivise car usage. The site has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising existing public rights of way.

Updates after initial appraisal

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Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road

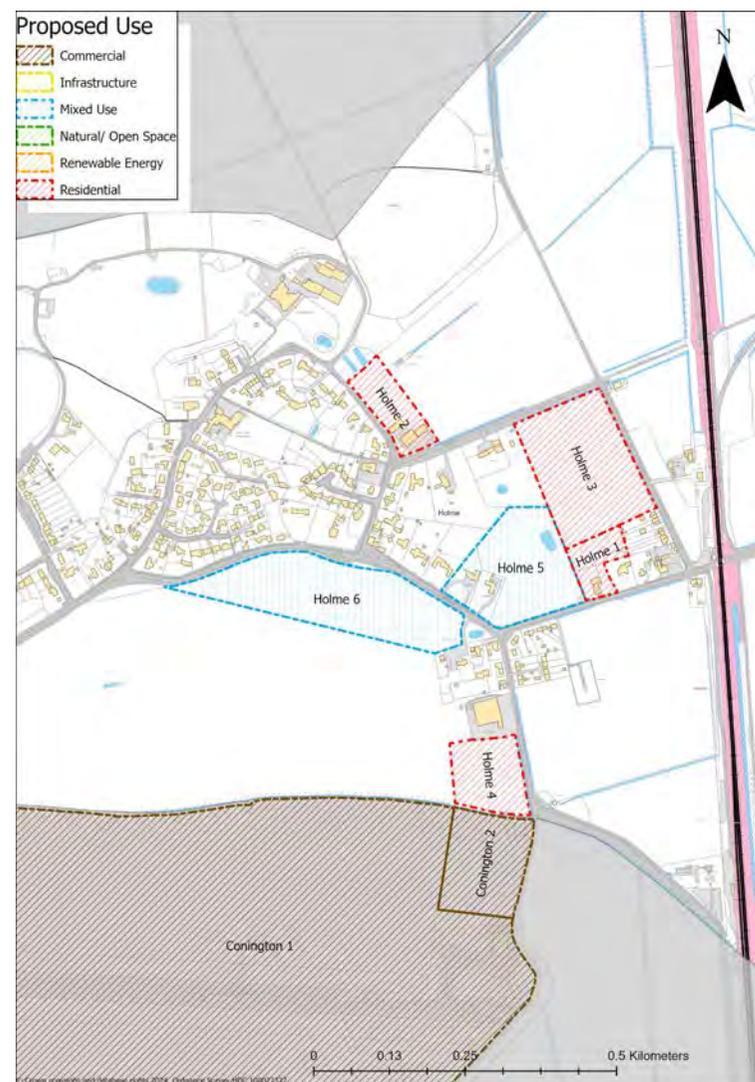
- 1.32** As identified in the LAA, the cumulative constraints relating to landscape, trees, flood risk, public rights of way and telegraph poles make developing the site very challenging. Additionally, the scale of the site is fundamentally unacceptable due to the urbanising impact it would have on the landscape. Also, access is very constrained from Haddon Road and connection onto the A1(M) to serve a logistics development with largescale vehicles is currently inadequate without substantial upgrades. Considering these factors and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.
- 1.33** Therefore, a sustainability appraisal for the site has not been undertaken.

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Holme

1.34 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Holme 1: Land at 39 Station Road, Holme
- Holme 2: Land at Church Street/ Short Drove, Holme
- Holme 3: Yaxley Road, Holme
- Holme 4: Land off Pingle Bank, Holme
- Holme 5: Land to North of Station Road, Holme
- Holme 6: South of Station Road, Holme



Holme 1: Land at 39 Station Road, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site will not be impacted by an air quality management area (AQMA).</p> <p>The site is part previously developed part greenfield land. The site promoter has stated there will be no demolition on site and therefore there are no apparent opportunities for the reuse or recycling of previously developed land.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with no recorded risk of surface flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is part previously developed part greenfield land. The site promoter has stated there will be no demolition on site and therefore there are no apparent opportunities for development on previously developed land.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 180m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located north of Station Road, on the eastern edge of Holme, separated from the main residential residential area by a relatively wide strip of greenfield land. Whilst the site does not relate well to the main residential area, it does adjoin to a cluster of houses and a pub. The site predominantly comprises of established hedgerow with some mature trees, protecting the form and character of the surrounding townscape and landscape. The developable area of the site is behind the existing house. The promoter's intended capacity is unknown.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is very close to a railway line and therefore may be subject to noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site will contribute towards meeting the housing needs of the district.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a local convenience store, freestanding supermarket and town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1km from Holme village primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site adjoins a pub and is within 800m of Holme Village Hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	There are limited employment opportunities in close proximity to the site.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a train station. It is approximately 350m from a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement that runs along the site frontage on Station Road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site is solely proposed for residential use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. It is wholly grade 2 agricultural land with no opportunities for the reuse and recycling of previously used buildings. The site has access to natural green space but is in close proximity to designated nature assets, Holme Fen SSSI and Great Fen Project Area. No designated heritage assets would be adversely impacted by the development. The proposal would support back land development and is separated from the main residential area meaning it would be out of context with the form and character of Holme. The site is remote from shops and employment concentrations and only within 800m of some culture and leisure facilities. It is in close proximity to a bus stop but the service is very limited. There is a pavement along the site frontage encouraging active travel.

Updates after initial appraisal

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Holme 2: Land at Church Street/ Short Drove, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements</p> <p>The site will not be impacted by an air quality management area (AQMA).</p> <p>The site is wholly greenfield land but has substantial built structures on site which could offer opportunities for the reuse of recycling of buildings or materials.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is minuscule risk of fluvial flooding with climate change at 1 in 100 (Design Flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with minimal risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The site is classified as greenfield land but there are substantial built structures/ agricultural barns on site</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site meets all of Natural England's standards for accessing green space but has limited capacity for linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 180m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is situated along Church Street, in the north east of Holme, opposite a row of large, detached, residential properties to the west and south. Therefore, it relates closely to the settlement but also the countryside due to the eastern boundary being completely open allowing long distance views into the site from surrounding roads and countryside. The site is wholly within the Great Fen Visual and Landscape Setting and there is a protected oak tree on the western boundary meaning the site could cause substantial adverse impact to this sensitive area. Therefore, without mitigation the development would fail to protect the landscape and townscape of Holme and the Great Fen. Whilst the promoter's intended capacity would qualify as low density, it broadly aligns with the typical size of properties within Holme.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site will contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a local convenience store, freestanding supermarket and town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Holme village primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of Church of St Giles, The Admiral Wells Pub and Holme Village Hall but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	There are limited employment opportunities in close proximity to the site.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	The site is in close proximity to a public footpath along Short Drove and a public right of way
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The site is solely proposed for residential use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	With effective masterplanning the site could become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within the site. It is in close proximity to a listed building, Holmewood Hall, but there will unlikely be adverse impact due to dense vegetation screening the development.

Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. It is wholly classified as grade 3 agricultural land and there are substantial built structures on site which could be reused or recycled. The site has good access to natural green space, meeting all of Natural England's standards but is in close proximity Holme Fen and Great Fen Project Area which are designated nature assets. The site could be integrated into the existing place and community and conserve the character of Holme with effective masterplanning. However, the proposal would need to mitigate the potential of significant landscape impact due to the eastern boundary being completely open and being wholly within The Great Fen Visual and Landscape Setting. It has limited access to shops and employment concentrations but is within 800m to a primary school and multiple culture and leisure facilities. The site is in close proximity to a bus stop but the service is very limited. There is a public footpath and right of way near to the site encouraging active travel.

Updates after initial appraisal

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Holme 3:Yaxley Road, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site will not be impacted by an air quality management area.</p> <p>The site is wholly greenfield land with no opportunities for the reuse or recycling of buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of fluvial flood risk with climate change at 1 in 100 (Design Flood) which is not more than 20% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The majority of the site is within flood zone 1 with minimal risk from surface water flooding. A proportion of the site is in flood zone 2 and 3a.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 180m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is situated to the west of Yaxley Road and south of Short Drove on the eastern edge of Holme, separated from the main settlement by a large patch of greenfield/ garden land. The site does have some association with the built form due to a small cluster of houses adjoining the site. Countryside beyond the northern and eastern boundary is predominantly screened by well established trees and hedgerow but is open in some areas meaning the site could be visible from long distances due to the flat nature of surrounding land. This is particularly significant because the site is wholly within the Great Fen Visual Land Landscape Setting and the site promoter's intention to have the northern boundary completely open for flood mitigation. Therefore, without mitigation/ landscaping the development would fail to protect the landscape and townscape of Holme and the Great Fen. In addition, it would be highly visible from Yaxley Road eroding the rural feel to this edge of the village.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Whilst low density development is typical of Holme, the size (3.5ha) relative to the intended capacity of the site (30 homes) would not make an efficient use of land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is in close proximity to a railway line and therefore may be subject to noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site will contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a local convenience store, freestanding supermarket and town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1km from Holme village primary school measuring from the potential site frontage on Short Drove.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is in close proximity to the Admiral Wells Pub but it is remote other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	There are limited employment opportunities in close proximity to the site.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is beyond 5km from a train station. It is approximately 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.</p> <p>The site would need to be connected with a nearby footpath along Long Drive.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site is solely proposed for residential use.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated into the existing place or community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is at some risk of flooding on the northern part of the site but this risk is below 20% incorporating the the impacts of climate change. The site is wholly greenfield and classified as grade 2 agricultural land. It does have access to 10 ha of natural green space but is in close proximity to Holme Fen and Great Fen Project Area which are designated nature assets. The site does not relate closely with the existing settlement and therefore would struggle to integrate effectively with the existing place

and community. Whilst the site has access to a primary school within Holme and an adjoining the pub, it has limited access to other culture and leisure facilities, employment concentrations and a frequent public transport. However, there is a public footpath close to the site and is sufficiently remote from designated heritage assets.

Updates after initial appraisal

Holme 4: Land off Pingle Bank, Holme

1.35 As identified in the LAA, the site does not pass the fundamental constraints for assessment and therefore a sustainability appraisal has not been undertaken.

Holme 5: Land to North of Station Road, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site will not be impacted by an air quality management area (AQMA).</p> <p>The site is part previously developed part greenfield land. The site has two dwellings which will be demolished as part of the proposals so there is some potential for the reuse or recycling of previously developed land.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with no recorded risk of surface flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>The site is mostly greenfield land with some previously developed elements.</p> <p>The eastern half of the site is classified as grade 2 agricultural land while the western half is grade 3.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 200m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located north of Station Road, on the eastern edge of Holme and contains two residential properties (Brookfields and Winsbury), these properties are proposed to be demolished as part of the development. The site is broadly surrounded by residential development, the properties (apart from those to the south of the site) have very large curtilages so this development is very low density and as such as a rural feel. The site is largely contained and not prominent in long range landscape views to the north and east due to dense trees and vegetation. These assist in mitigating the potential impact of built development on the landscape and visual setting of the Great Fen, as does the site being located to the west of the East Coast Mainline railway. However, masterplanning and sufficient landscaping will still be required to address any potential impact. There are several trees across the site, some of these will likely be removed which will impact the more rural feel of this part of the village.</p> <p>The site promoter seeks to deliver a mixed use development providing residential development alongside modest retail development and health care uses alongside open spaces. Holme has very limited services currently so the provision of additional services could enhance the sustainability of the settlement. The proposed mix of uses and quantum of development would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The proposal is in close proximity to the East Coast Mainline railway and therefore may be subject to noise pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	<p>The site will contribute towards meeting the housing needs of the district. The site is over 1ha in size.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of a town centre and is beyond 800m of a local shop and 2.5km of a freestanding supermarket. The proposal includes the potential to provide a small retail outlet.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1km from Holme village primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of the Admiral Public House and Holme Village Hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	There are limited employment opportunities in close proximity to the site.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a train station. It is within 800m of a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement that runs along the site frontage on Station Road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not seek new employment floorspace.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The site is proposing a mixed use development which could include a modest retail outlet and health centre.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively integrated into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by fluvial or surface water flood risk. It is largely greenfield land but there are two dwellings on site which will be demolished. Half of the site is classified as grade 2 agricultural land with the other half being grade 3. The site is not constrained by nature conservation or heritage designations. It is however within the landscape and visual setting of the Great Fen. It is located towards the eastern side of Holme largely surrounded by large residential curtilages, existing trees and vegetation is likely to minimise the impact of built development on the wider landscape. It is accessible to natural greenspace. It has limited accessibility to public transport options, employment opportunities and local services and facilities. The proposal is for a mixed use development which could provide additional retail and health uses for the village alongside residential development.

Updates after initial appraisal

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Holme 6: South of Station Road, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site will not be impacted by an air quality management area (AQMA).</p> <p>The site is wholly greenfield land so there is no potential for the reuse or recycling of previously developed land.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with no recorded risk of surface flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The north eastern corner of the site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 400m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the southern edge of Holme with residential properties to the north, west and east and the open countryside to the south. It forms part of larger agricultural field with its southern boundary being completely open with no vegetation enclosing the site. This in combination with the flat nature of the site and surrounding area makes the impact of development on the wider landscape potentially much more significant. The site therefore physically relates to the settlement but it also has a very strong relationship with the countryside. Development on this side of the settlement on the southern side of Station Road is less typical in terms of the character and form of development within the settlement, therefore built development along here may adversely impact the street scene and character of Holme.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter is promoting the site for a mixed use development incorporating residential development with a retail unit and open spaces. This would make an efficient use of land. Holme has very limited services and facilities so the addition of a retail unit even a very small unit could help to support the sustainability of the settlement.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is in close proximity to the East Coast Mainline railway and therefore may be subject to noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is proposed for market and/or affordable housing as well as some self and custom build plots. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of a town centre and is beyond 800m of a local shop and 2.5km of a freestanding supermarket. The proposal includes the potential to provide a small retail outlet.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1km from Holme village primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of the Admiral Public House and Holme Village Hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	There are limited employment opportunities in close proximity to the site.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is beyond 5km from a train station. It is within 800m of a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.</p> <p>There is a pavement that runs along the site frontage on Station Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not seek new employment floorspace.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The site is proposing a mixed use development which could include a modest retail outlet.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated into the existing place and community without significant adverse landscape impact.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage assets within the site but the setting of 2 Church Street, a grade II listed building, may be impacted by proposals.

Summary of SA

The site is not constrained by fluvial or surface water flood risk. It is greenfield land classified as grade 3 agricultural land. The site is not constrained by nature conservation designations, it is however within the landscape and visual setting of the Great Fen. There are no heritage assets on site but development may impact the setting of a designated heritage asset. It is located on the southern edge of Holme with residential properties to the north, west and east and the open countryside to the south. It forms part of larger agricultural field with its southern boundary being completely open with no vegetation enclosing the site. This in combination with

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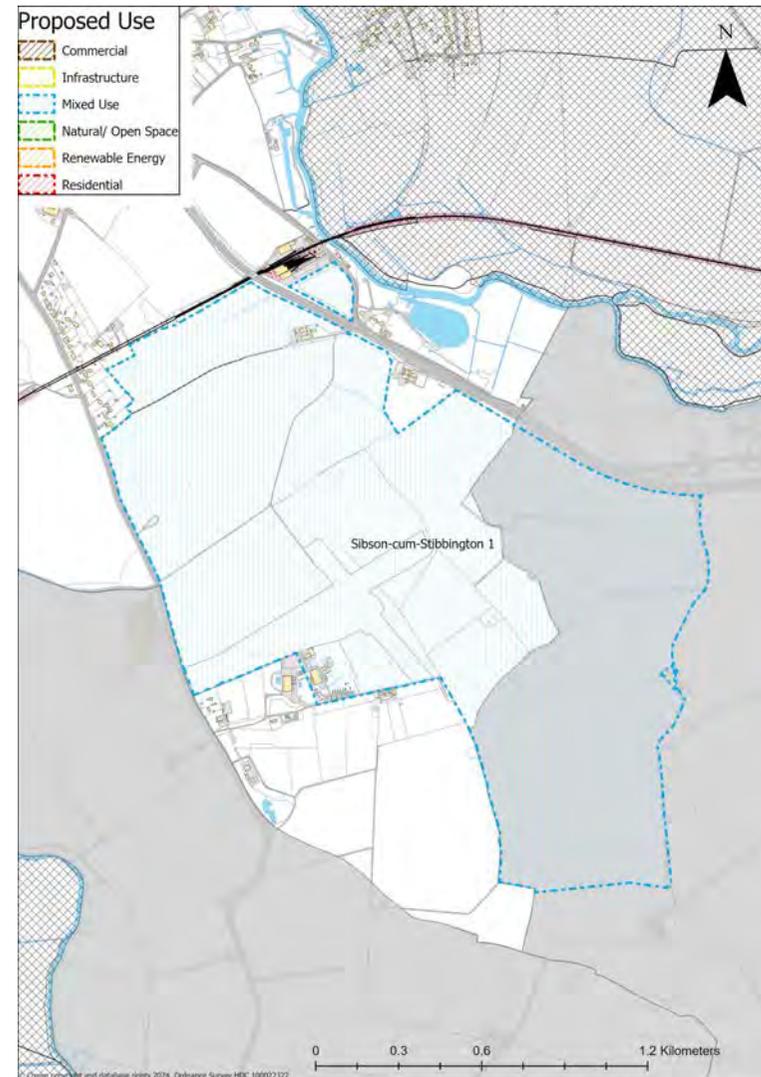
the flat nature of the site and surrounding area makes the impact of development on the wider landscape potentially much more significant. It is accessible to natural greenspace. It has limited accessibility to public transport options, employment opportunities and local services and facilities. The proposal is for a mixed use development which could provide an additional retail outlet for the village alongside residential development.

Updates after initial appraisal

Sibson-cum-Stibbington

1.36 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Sibson-cum-Stibbington 1: Sibson Garden Community - note that this site also partially falls within Water Newton parish, but it has been included under Sibson-cum-Stibbington as most of the site lies within that parish area.



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Sibson-cum-Stibbington 1: Sibson Garden Community

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	+	<p>The site is adjacent to the A1. There maybe opportunities to connect the site to the bus network that serves Northern Huntingdonshire villages and that runs into Peterborough. It's potential scale would make this potentially achievable. The proximity to the A1 and the site's rural location could potentially incentivise car usage if the bus network is not enhanced.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements but the site is being promoted as a 'sustainable garden community'. The site promoter seeks to deliver a renewable energy park, principally in the form of a solar farm on some 20ha of the site.</p> <p>The site proposals some 92ha for open space which could incorporate green infrastructure on site and it is partially within the Nene Valley Green Infrastructure Priority Area so the site has some potential for linkages.</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	+	<p>Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 2% of the site area.</p> <p>The site proposals some 92ha for open space which could incorporate green infrastructure on site and it is partially within the Nene Valley Green Infrastructure Priority Area so the site has some potential for linkages and provide opportunities for habitats to adjust to the impacts of the climate emergency.</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	The site vast majority (98%) of the site is located within flood zone 1, with the remaining elements being in flood zones 2, 3a and 3b (this covers about 6.5ha of the site). There is some minimal surface water flood risk across the site.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	-	The site is a mix of greenfield land and previously developed land. The site consists of a combination of largely agricultural arable fields and land at Sibson Aerodrome.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	-	It is primarily grade 3 agricultural land with some of the northern part classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	++	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network.
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	++	The majority of the site is outside of the Nene Valley Green Infrastructure Priority Area apart from its northern edge. The scale of the site means there is capacity to improve green infrastructure and habitat connectivity strategically linking to the Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites, although the A1(M) lies in between.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	+	<p>There are no nature conservation designations on site but there are several designations nearby to the site. Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites is about 100m from the site but the A1(M) separates them. The potential scale of development and population of this potential new settlement could give rise to additional recreational pressure on nearby designated sites as well as other un-designated sites of nature conservation significance as well as the wider landscape.</p> <p>The scale of the site would enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats. </p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	+	<p>The site is located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages.</p> <p>The potential scale of the development is of a scale where it form its own distinct community and could provide substantial areas of landscaping providing a softer development edge that mitigates landscape harm and also retains separation from nearby settlements. The presence of Sibson Aerodrome forms a key placemaking opportunity whereby the site's aviation heritage can be celebrated as well as its relationship with the agricultural heritage of this part of the district. While there are opportunities, development at this scale would considerably alter the character of the locality and a large proportion of of the Northern Wolds Landscape Character Area and nearby landscape areas such as the Nene Valley.</p>
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> • Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>Development at this scale would require upgrades and a new junction off the A1 and other local roads and enhanced public and active travel connections into the surrounding area. The site is located to the west of the A1 where connections to existing cycle paths and bus stops are more challenging and less frequent.</p> <p>The A1 could give rise to higher levels of air, noise and light pollution on future residents. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development. This landscaping would also assist in enclosing the development reinforcing that it could be a free standing community and therefore retaining separation from existing settlements.</p>
SA9	<ul style="list-style-type: none"> • Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	++	<p>This site is located in the north of Huntingdonshire district which is generally very rural with very few large villages. Peterborough is the closest urban area to the site but the A1 provides a connection to the market towns of Huntingdon and St Neots as well as larger villages such as Sawtry and Stilton. The A15 provides a connection to Yaxley which is one of Huntingdonshire's largest villages. It has some potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In term of market demand and meeting community needs, the site is located within the Stilton, Folksworth & Washingley ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Stilton, Folksworth & Washingley ward is the fourth</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			least expensive of the 26 wards in the district. This indicates that there is generally a lower level of market demand and lower costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates the Stilton, Folksworth & Washingley ward was the joint sixth least expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery of homes in a location that would help to meet existing demand but also potentially diversify the location of demand putting less pressure on existing areas facing high demand and high house prices and rental values.
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	++	<p>The site is very large but falls solely within the Stilton, Folksworth & Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived).</p> <p>Social and community facilities would be expected to be included on site as part of the development. However, the site is within 18kms of Peterborough City Centre and about 35km from Huntingdon town centre. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	++	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	-	<p>The site is largely greenfield land but includes Sibson Aerodrome which is previously developed land as such the development of the site would contribute somewhat towards the reuse of previously developed land or regeneration.</p> <p>While the site is subject to detailed masterplanning, the site promoter has stated in their submission that employment land will be provided within the development (some 20ha) in addition to a 'Sibson Garden Community' town centre (some 4.43ha). The promoter also seeks to</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>provide one new secondary school (6FE), two new primary schools (3FE) and one new primary school (2FE), nursery and community centre which will all provide further employment opportunities.</p> <p>These have the potential to provide jobs, the quantity of which cannot be determined at this stage until the detailed use classes of these are refined indicating the potential jobs density the they will provide.</p>
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	<p>The site is located to the south of the A1 where connections to existing cycle paths and bus stops are more challenging and infrequent. At present, Sibson is not served by a bus route, residents are therefore heavily reliant on private car usage. The site promoter seeks to deliver a realigned section of the A1 access with connections from it providing vehicular access into the site as well as active travel connections across and into the site. This is likely to improve the sustainability of transport in the area, however the infrastructure costs to do are likely to be very significant and could adversely impact the viability of the scheme.</p> <p>The site is also remote from a train station being some 18km from Peterborough train station and some 14km from Stamford train station. The site is much closer to Wansford station but this only provides a leisure route along the Nene Valley Railway so is not appropriate for journeys other than leisure. While it is recognised that this is a new settlement proposal and much of the daily needs of residents could be met within the site without the need to travel far, there will be occasions where residents will need to or want to travel outside of the garden communtiy. Therefore, to promote sustainable modes of transport a bus service is essential to integrate the site with nearby</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			settlements to maximise connectivity to other services, facilities and employment opportunities and providing connections to the rail network.
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies? Encourage sustainable tourism? 	++	<p>The site has potential to attract new investment, the site promoter expects some 20ha of employment land to come forward across the site. In their submission, they state that some 87,500 to 100,000 sqm of commercial floorspace could be delivered within an 'EcoDynamo Sustainable Business Park'. For a site of this size, this is a very small amount of land for employment development.</p> <p>The site is located within the countryside with very limited existing direct connections via public transport and to the strategic road network. However, a these could be enhanced through a development at this scale. As highlighted above, the potential infrastructure costs to do could be very significant and impact the viability and deliverability of the scheme.</p> <p>The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated.</p> <p>Tourism is unlikely to be a focal part of development on the site but development here could increase the number of visitors to the Nene Valley and further support nearby tourism opportunities.</p>
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	<p>The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. The site promoter has stated that there could be some 4.43ha of the site used for the 'Sibson Garden Community' town centre which could comprise retail, leisure and community uses. The site is in relatively close proximity to Peterborough City Centre so future residents also</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>have the option to travel to this urban centre, however the additional demand generated from and expenditure capacity of the site's future occupants has limited potential to assist in facilitating some modernisation of town centres due to their distance from these areas.</p>
SA15	<ul style="list-style-type: none"> • Strengthen a local sense of place? • Retain the character of existing settlements? 	+	<p>The site is largely arable farmland which in itself does not have a distinct identity but the Sibson Aerodrome part of the site has an established identity. The site is very large and it is proposed that as a whole the site could provide an opportunity for a new free standing community. The Aerodrome forms a key placemaking opportunity whereby the site's aviation heritage can be celebrated as well as its relationship with the agricultural heritage of this part of the district. The site promoter is pursuing the concept of a sustainable garden community for this new settlement.</p> <p>Its landscape character is shaped by it being wholly located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages. Land levels vary across the site with the highest part of the site being where the Aerodrome is located. This part of the site is some 30m higher than the northern edge of the site adjacent to the A1. These varying land levels means development would be visible from some distance from a number of different directions and very significantly alter the landscape character of the area. There are several public rights of way within the site. While the visibility of development could be significant, the scale of the site can accommodate such changes to land levels through careful masterplanning and landscaping.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	-	There are no heritage designations on the site, however, Wansford Railway Tunnel immediately north of the site is grade II listed. Sibson House Hotel and its associated Barns situated to the east of the site are also grade II listed. Other heritage assets that could be impacted by proposals include Sibson Manor House, Sibson Manor Cottage and The Granary south of Sibson Manor House but due to the presence of the A1 between the site and these, development is likely to have a negligible impact.

Summary of SA

The site includes Sibson Aerodrome, as such there is some previously developed that can be redeveloped but most of the site is greenfield. It is largely greenfield land consisting of grade 3 and grade 2 agricultural land. The site is largely unconstrained by flood risk with almost all of the site being within flood zone 1 apart from a very small amount of the site being within flood zones 2, 3a and 3b. There are designation conservation sites about 100m from the site but the A1(M) separates them so the impact of development on these sites is reduced. There are no heritage designations on site although there are several that could be impacted by proposals. Part of the site falls within the Nene Valley Green Infrastructure Priority Area and the scale of the site could contribute towards strategically to enhanced green infrastructure and habitat connectivity. Currently the site has very limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these but the scale of the proposal will provide new education facilities, employment opportunities, sports facilities and a local 'town centre'. It is also of a scale that could provide a mix of housing types, sizes and tenures and a mix of housing in the north of Huntingdonshire and assist in balancing development away from the established towns within the central and southern parts of the district. There is no frequent bus service currently from the site to nearby settlements and very limited connectivity via sustainable modes of transport to a railway station - the scale of the development should seek to incorporate active and sustainable modes of transport and connectivity to surrounding areas. The scale of the proposed development will fundamentally alter the landscape of the Northern Wolds providing a new settlement in an area characteristic by undulating landscape and very small historic settlements. The scale and nature of the proposal means there are opportunities for detailed masterplanning and placemaking which can frame a new settlement and provide it with a sense of identity.

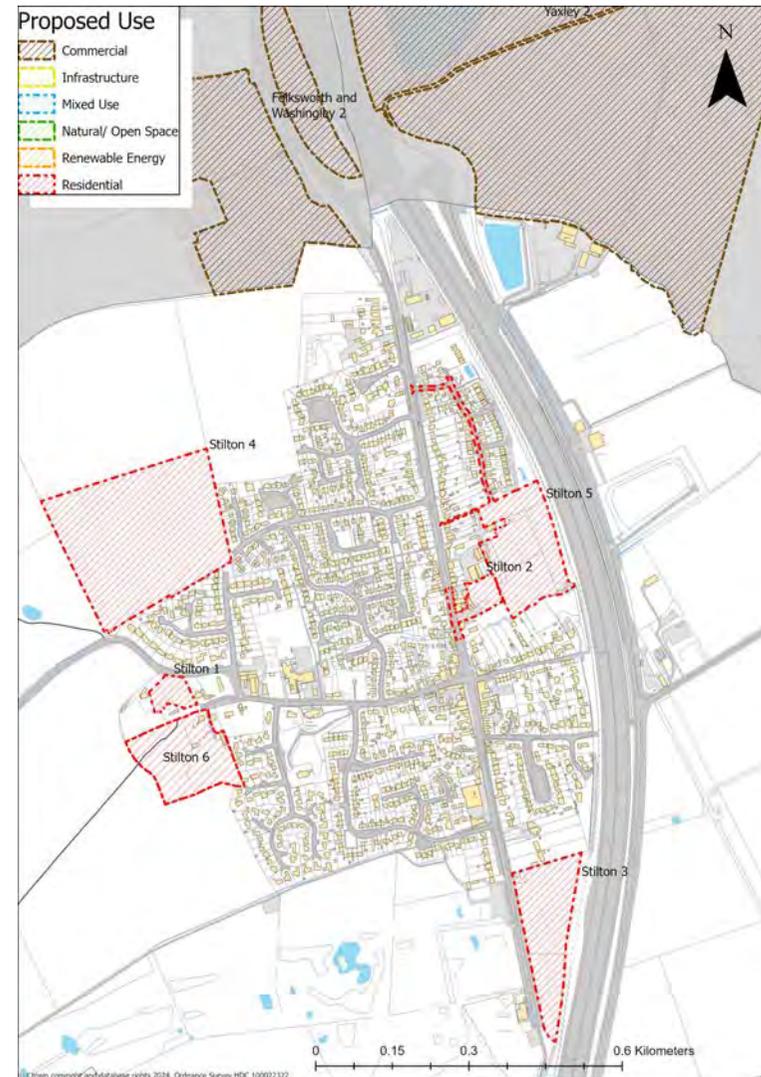
Updates after initial appraisal

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Stilton

1.37 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Stilton 1: Goldthorns, Stilton
- Stilton 2: Land to the rear of The Stilton Cheese Inn, Stilton
- Stilton 3: Land off High Street, Stilton
- Stilton 4: Land off Caldecote Road, Stilton
- Stilton 5: Land rear of 16 to 58 North Street, Stilton
- Stilton 6: Land to the South and West of 61 Church Street, Stilton



1 North Huntingdonshire

Stilton 1: Goldthorns, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with over half of the site being at risk form surface water flooding with the most risk being along its frontage along Caldecote Road.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is wholly classified as urban land comprising of grassland and paddock land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located on western edge of Stilton accessed from Caldecote Road. It forms grassland/paddock land associated with the neighbouring property Goldthorns. It is bounded by residential development on three sides and is adjacent to development to the north, it therefore relates well to the settlement and its location means that the site could form a a modest infill opportunity that can be successfully integrated into the existing landscape and townscape character of Stilton.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is proposed for either market and/or affordable housing or self and custom build plots. The site is also 0.48ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre. The site is about 500m from a Nisa Local located along Church Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is about 250m of Stilton Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,200m from Stilton Pavilion and Community Centre and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations.</p> <p>There is a pavement immediately across the road from the site</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as urban land which is currently used as grassland/paddock land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for infill development, as such the site could be integrated into the existing place and community.

Updates after initial appraisal

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Stilton 2: Land to the rear of The Stilton Cheese Inn, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	<p>The site is not impacted by an air quality management area.</p> <p>The site is partly greenfield land and partly previously developed land. There are some outbuildings formerly used as visitor accommodation, parking and open space formerly associated with public house so there is some potential for the reuse materials or buildings.</p>
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with a small amount of surface water flood risk in the south eastern corner of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is partly greenfield but is wholly classified as urban land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is is remote from natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is centrally located within the built form of Stilton. The site includes land rear of the former Stilton Cheese Inn. Development would result in a densification of the site which will need to sympathetically reinforce the townscape of Stilton and its character and consider its impacts on designated heritage assets, there is also a protected tree within the site. The proposed capacity of the site is for 5 to 7 homes which is very low density but this allows for greater opportunities to incorporate landscaping and open space that can provide a higher quality form of development consistent with surrounding development.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is not of a scale likely to cause substantial pollution but it is adjacent to the A1(M) so there is an increase in the risk of light, noise and odour pollution which could impact the development.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is proposed for market and/or affordable housing. The site is 0.44ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre. The site is 200m of the Nisa Local located on Church Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is about 500m of Stilton Church of England Primary School.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	It is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is just beyond 800m of the Stilton Pavilion and Community Centre and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km of Peterborough and Huntingdon train stations. The site is adjacent to two bus stops, these are rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route to both train stations.</p> <p>There is a pavement running along the site's frontage along North Street.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	-	The western half of the site is located within the conservation area and it adjoins the grade II listed 24 North Street (Stilton Cheese Inn). The site includes the curtilage of The Stilton Cheese Inn - a grade II listed building from the late 17th early 18th century. Within the site sits associated outbuildings associated with the former coaching inn use. Development on this site could impact the setting of the listed building. However, due to the significant hardstanding fronting North Street and the current state and setting of the listed building and associated buildings, there is opportunity to provide benefit by enhancing the setting of these buildings. Development would be required to mitigate the impact on the setting of the existing listed building, this would include the renovation of the associated outbuildings where necessary.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as urban land which is currently associated with the former Stilton Cheese Inn. It is not constrained by nature conservation designations. It is however partially within a conservation area and within the setting of the Cheese Inn which is listed. Within the site sits associated outbuildings associated with the former coaching inn use. Development on this site could impact the setting of the listed building. However, due to the significant hardstanding fronting North Street and the current state and setting of the listed building and associated buildings, there is opportunity to provide benefit by enhancing the setting of these buildings. Development would be required to mitigate the impact on the setting of the existing listed building, this would include the renovation of the associated outbuildings where necessary.

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The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton being centrally located and provides an opportunity for infill development and gentle densification, as such the site could be integrated into the existing place and community subject to appropriate mitigations to overcome heritage constraints in particular.

Updates after initial appraisal

Stilton 3: Land off High Street, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1, there is some minimal risk from surface water flooding in the site's north western corner along High Street.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield. Approximately two thirds of the land is classed as grade 3 agricultural land, the remaining third of the land immediately south of 53 High Street, is classed as urban land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200m of a 0.5 ha greenspace but has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the southern edge of Stilton and is currently in use as a dog training area known as the 'Stilton Dog Field'. It is adjacent to the A1(M) which forms a strong eastern edge to the site. The site therefore relates well to the build form of the village. Developing the site would continue built development along High Street which would alter the the quieter nature of this part of the village. Development of the site could also result in the loss of trees that currently existing along its frontage along High Street which could disrupt this character further, however they also provide an opportunity to integrate established vegetation into a future landscaping scheme.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is not of a scale likely to cause substantial pollution but it is adjacent to the A1(M) so there is an increase in the risk of light, noise and odour pollution which could impact the development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size so would not contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre. The site is about 700m from a Nisa Local located along Church Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is about 800m of Stilton Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House and it is adjacent to Stilton Pavilion and Community Centre and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development. It benefits from standard broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations. There is a pavement immediately across the road from the site
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified mostly as grade 3 agricultural land but some of the site is classified as urban land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities, natural greenspace and primary education but is remote from employment opportunities. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for southern extension to the village which could be integrated into the existing place and community subject to appropriate landscaping and mitigation of the potential adverse impacts arising from its proximity to the A1(M).

Updates after initial appraisal

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1 North Huntingdonshire

Stilton 4: Land off Caldecote Road, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1, there is risk form surface water flooding along its southern edge where it adjoins residential development at Ash Road.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield. Most of the land is classed as grade 3 agricultural land with the south-east corner of the site abutting dwellings at Harvest Close is classed as 'urban' land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on western edge of Stilton accessed from Caldecote Road. The site is situated to the north of Elm Close on the north-western edge of Stilton. To the south and along part of the eastern site boundary is residential development. Therefore the site does relate well to the existing built form of the village. To the north and west the site adjoins open countryside, although it is relatively well contained in the landscape as the land slopes south east towards Stilton village. Development at the north western edge of this site would be visible from Folksworth and also to the north east. Therefore, retaining development within the south and east of the site would be preferable as the natural land form will assist in screening the site from significant landscape impact. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement. Reducing the developable area of the site will also shape the development so that the potential scale of development can more successfully integrate and reflect the character of the landscape and townscape.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site promoter is proposing to provide 100 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre. The site is about 750m from a Nisa Local located along Church Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is about 500m of Stilton Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,400m from Stilton Pavilion and Community Centre and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development. It benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations.</p> <p>There is a pavement along Caldecote Road and also St Marys Road that could be connected to the site.</p>
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to successful landscaping and access being achieved overcoming the ransom strip, the site promoter states that it is intended to secure vehicular and pedestrian access from Norman Drive/St Mary's Road.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified mostly as grade 3 agricultural land but some of the site is classified as urban land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and

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Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for a western extension to the village which could be integrated into the existing place and community subject to appropriate landscaping and access issues being overcome. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.

Updates after initial appraisal

Stilton 5: Land rear of 16 to 58 North Street, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 but is constrained by surface water flood risk on over 50% of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield but is wholly classified as urban land.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located on the eastern edge of the built form of Stilton. To the east the A1(M) forms a strong boundary to the site. The site would be a second phase of development from the development immediately north of the site and continue in depth development to the rear of North Street. As such the character of the area has already changed considerably. The proposed capacity for the site would make a good use of land while providing opportunities for landscaping to mitigate impacts associated with the A1(M) and on heritage assets. The site promoter also proposes vehicular access from Houghton Way which runs through the recent development to the north of the site. An additional pedestrian/ cycle route is proposed via an existing access route between 58 and 60 North Street which will further integrate the site with the village enhancing access to local services and facilities by sustainable modes of transport.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is not of a scale likely to cause substantial pollution but it is adjacent to the A1(M) so there is an increase in the risk of light, noise and odour pollution which could impact the development.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size so would not contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	<p>The site is beyond 5km of a town centre. Taking a measurement from its proposed pedestrian access between 58 and 60 North Street, the site is 450m of the Nisa Local located on Church Street, taking the measurement from site's other proposed access via Houghton Way, the measurement is about 1,000m.</p> <p>The site is about 800m of Stilton Church of England Primary School from its North Street access and about 1,30m form its Houghton Way access.</p> <p>From its North Street access, the site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,000m from the Stilton Pavilion and Communitiy Centre and playing fields.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km of Peterborough and Huntingdon train stations. Taking a measurement from its proposed pedestrian access between 58 and 60 North Street, the site is 350m of several bus stops. Taking the measurement from site's other proposed access via Houghton Way, the measurement is about 850m. These bus stops are rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations.</p> <p>There is a pavement along North Street which the site promoter proposes to connect the site to via an additional pedestrian/ cycle route. The site will also be connected to the site to the north via a connection onto Houghton Way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations within the site but it is within 60m of a conservation area and listed buildings including the Stilton Cheese Inn, there are a collection of trees that are protected under a blanket Tree Preservation Order. Built development and any removal of trees within the site could impact the setting of.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as urban land. It is not constrained by nature conservation designations. It is however within the setting of a conservation area and of the Cheese Inn which is listed. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and form a second phase of development from the site to the north. The site is in close proximity to the A1(M) which will require mitigation.

Updates after initial appraisal

Stilton 6: Land to the South and West of 61 Church Street, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is not impacted by an air quality management area.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is mostly greenfield land but some is previously developed as the site consists of a residential property (61 Church Street), it is unclear if this property to be retained as part of the site's development so the reuse materials or buildings is likely to be limited.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1 but is constrained by surface water flood risk across a third of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>The site is mostly greenfield with a small amount of previously developed land.</p> <p>Approximately a third of the site is classified as being grade 3 agricultural land with the remain two thirds being urban land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located on the south western edge of Stilton. It consists of a residential property (61 Church Street) with the remaining land being garden land. There is a public right of way that cuts through the north western corner of the site which provides a connection from Church Street through to Denton via the open countryside. It is unclear from the submission if the property is to be retained within proposals or to be demolished and the site completely redeveloped. The site slopes from its western to eastern edge down by some 10m. The site's western and southern edges also have fairly thick vegetation running along them which screen the site from view and encloses it. The combination of this established screening and the land levels means that the site is not very visible in longer range views. This means that the eastern half of the site could be developed providing a rounding off opportunity that relates well to the exiting built form and could retain landscape and townscape character as the natural land form and vegetation help to form an established landscape buffer. These could be enhanced and incorporated into any future development proposals.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size so would not contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre. The site is about 500m from a Nisa Local located along Church Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is about 250m of Stilton Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,200m from Stilton Pavilion and Community Centre and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development. It benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is an existing access to the site from Church Street, there is no pavement along this street but there may be potential to add enhance footpath access. From Church Street, a public right of way runs through the site.
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> • Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as mostly grade 3 agricultural land with some land classified as urban land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for a modest scale extension to the south west of the village, as such the site could be integrated into the existing place and community.

Updates after initial appraisal

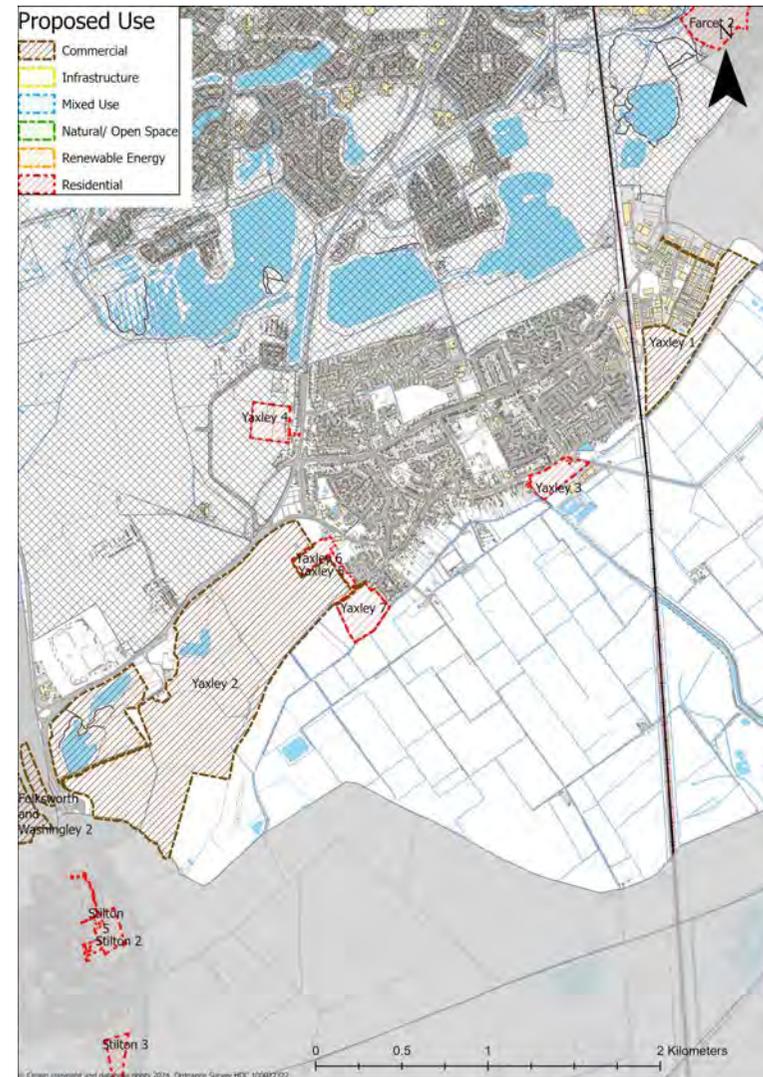
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Yaxley

1.38 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Yaxley 1: Eagle Business Park Phase 3, Yaxley
- Yaxley 2: Land South West of Yaxley and East of A1(M) near Norman Cross
- Yaxley 3: Land South of Main Street, Yaxley
- Yaxley 4: Folly Farm, London Road, Yaxley
- Yaxley 5: Land off The Wykes, accessed from West End, Yaxley
- Yaxley 6: Land to the rear of St Peter's Church, Yaxley
- Yaxley 7: Land South of 25 West End, Yaxley



Yaxley 1: Eagle Business Park Phase 3, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	<p>The site promoter states that 'the scheme would be designed to minimise water and energy consumption and utilise low emission and recycled materials. Buildings could also be designed with installation of photovoltaic panels. Solar-gain would be maximised though the design and orientation of buildings.' It is unclear if these will go above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 12% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The majority of the site is located within flood zone 1 but its southern/eastern edge falls within flood zones 2 and 3a. This flooding is associated with the Pig Water drain which adjoins the southern/eastern edge of the site. There is some surface water flood risk across the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield with approximately 50% of the site classified as grade 1 agricultural land, the western and northern parts of the site are classified as grade 2 and 3.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 1 km of a 10 ha area of natural green space and has some capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the south eastern edge of Yaxley. It is proposed to be a third phase to the Eagle Business Park, an established employment area. The East Coast Mainline railway line forms a clear western edge to the site and separates it from the main residential elements of Yaxley. The site is in landscape terms in a very sensitive location being within the landscape and visual setting of the Great Fen with long range views out across the Fenland landscape to the south. Development is likely to have significant landscape impacts on the flat Fenland landscape. The site promoter's potential capacity is low but when the constraints impacting the site are considered this is sufficient as it provides more land to potentially mitigate these constraints and incorporate a high quality employment development. These would be required in order to make any future development acceptable.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The East Coast Mainline runs to the west of the site which increases the risk from air, light and noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	<p>The site is just beyond 5km from Peterborough City Centre but is within 2.5km of a Co-Op food store located off Bentley Avenue as well as several other smaller convenience shops within Yaxley.</p> <p>As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.</p> <p>The site is beyond 800m of the many leisure and cultural facilities within Yaxley, but as this scheme is seeking employment development, this is less crucial for the site's sustainability.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site adjoins the Eagle Business Park and the scheme proposes a third phase to it consisting of some 16ha of employment land. The site is also within 400m of Broadway Business Park in Yaxley. The site is within 3km of Peterborough South Logistics Park.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is just beyond 5km from Peterborough train station, the site is within two bus stops located along Broadway which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>The site proposes to extend the Falcon Way to provide a vehicular access into the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The scheme seeks to provide a third phase to the Eagle Business Park, the site promoter seeks to provide 35,000 sqm of commercial floor space. The planning application submitted on site specifies this as being use classes E (g) (i-iii), B2 & B8. Their supporting statement alongside the call for sites submission identifies that some 978 jobs could be created.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The scheme is proposed a third phase to the Eagle Business, as such it is located that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

Half of the site is the highest quality agricultural land (grade 1). It is constrained by flood risk along its eastern and southern edges. It is not constrained by heritage or nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site has good accessibility to public transport options and could provide an extension to an established employment area located within one of Huntingdonshire's larger villages. As such subject to masterplanning the site could be

integrated into the existing place and community. Noise pollution may be higher due to its proximity to the East Coast Mainline railway. The site is sensitively located and could give rise to significant landscape impact due to the flat and open nature of the fenland landscape. It would also further extend the built form of Yaxley into this landscape.

Updates after initial appraisal

Yaxley 2: Land South West of Yaxley and East of A1(M) near Norman Cross

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	+	The site is immediately east of the A1(M), it is also located immediately south of the A15.
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	<p>There maybe opportunities to connect the site to the existing bus network and provide an enhanced service between Yaxley and Peterborough and surrounding settlements. Although the proximity to the A1(M) and A15 could potentially incentivise car usage if the bus network along this corridor is not enhanced.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The illustrative masterplan for the site shows that it is intended to incorporate some open space and green infrastructure within the site and that there will be no built development within Norman Cross Brickpits County Wildlife Site.</p>
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	+	The illustrative masterplan for the site shows that it is intended to incorporate some open space and green infrastructure within the site and that there will be no built development within Norman Cross Brickpits County Wildlife Site.
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	++	The site is wholly located within flood zone 1 with some surface water flood risk within the site, mostly within the former brickworks where there are two large water bodies.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	The site mostly consists of greenfield land but there are some previously developed elements. The site is wholly classified as grade 3 agricultural land which is currently farmed and approximately 21ha comprising a local wildlife site and fishing lakes. Whilst in agricultural use now, the site historically comprised the Normans Cross brickworks with over 50% of the site being subject to mineral workings, extracting brick clay from the site which has subsequently, in part, been filled with inert fill.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	-	
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	-	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network.
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	+	The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity particularly with linkages to the Norman Cross Brickpits CWS.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	--	<p>The northern part of the site contains the Norman Cross Brickpits County Wildlife Site. It is also within 2km of Orton Pit SSSI and SAC. The site is also within the Landscape and Visual Setting of the Great Fen. The proposed masterplan for the site shows that the area of the site falling within the County Wildlife Site will be used for biodiversity net gain or will not be developed on at all.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	--	<p>The site is located immediately south of the A15, adjacent to Peterborough City Council and the Great Haddon development. To the west is the A1(M) and the B1043, and to the east is Yaxley. There is open countryside to the south. It is proposed to provide a largescale big-box warehousing units used for logistics and distribution development. Development of the site in combination with Great Haddon will have a continuingly urbanising impact on the surrounding landscape and the character of Yaxley.</p> <p>The site slopes from its northern edge to southern edge by some 10-15m. It is visually contained from the west and north due to the escarpment. The site is much more visible from the south and east with views across the Fenland landscape and also Yaxley. The site is within landscape and visual setting of the Great Fen. Considering these factors development could have very significant adverse landscape impacts with the greatest impact being experienced to the south and east and as such on fenland landscape and setting of the Great Fen.</p>
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		
SA8	<ul style="list-style-type: none"> Promote actions to reduce contributions to air pollution? 	-	<p>The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution.</p>
	<ul style="list-style-type: none"> Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	N	The site is being promoted for a commercial led scheme so will not provide any additional housing.
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	++	<p>The site is large and falls within the Yaxley ward. Analysis of deprivation by Cambridgeshire County Council gives the Yaxley ward a local index of deprivation score of 2 (where 1 is most deprived and 10 is least deprived) meaning it is the most deprived wards in the district.</p> <p>As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	N	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	<p>The site is largely greenfield land consisting of land in current agricultural use. Historically, the site had been used for mineral workings, extracting brick clay.</p> <p>The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing largescale warehousing and logistics centres within Peterborough.</p> <p>The site promoter has provided an illustrative masterplan for the site, which will be subject to further assessment and scoping with consultees. The site has the potential to deliver a commercial scheme consisting of logistics and distribution development utilising the site's location along the A1(M) and to similar nearby developments within Peterborough. Indicative floorspace figures have been provided but the potential job creation that could be provided in terms of full-time jobs have not been detailed to date.</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	++	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	<p>The site is approximately 14km from Peterborough train station. There are bus stops adjacent to the site along London Road which are rated as being D+ on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network.</p>
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies? Encourage sustainable tourism? 	++	<p>The site has potential to attract new investment and could become commercial and logistics centre located along the A1(M) corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees in Yaxley and Peterborough as well as several other smaller settlements in the north of Huntingdonshire. There is potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale.</p> <p>There is the potential to support indigenous companies.</p> <p>Tourism is unlikely to be a focal part of development on the site.</p> <p>Also considering its wider context, the site is nearby the existing logistics and warehousing developments within Peterborough and is also in close proximity and competition with other largescale sites located on the western side of the A1(M) corridor that are also promoting logistics and distribution commercial development (see Chesterton 1, Folksworth & Washingley 2, Haddon 3, Haddon 4, Haddon 5, Haddon 6).</p>
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	<p>The site is not expected to include local scale shopping facilities. It is close to Yaxley village centre and also relatively close to Peterborough City Centre being about 14km from it. The additional</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of retail provision in Yaxley particularly if there is a local workforce.
SA15	<ul style="list-style-type: none"> <li data-bbox="293 536 1126 584">• Strengthen a local sense of place? <li data-bbox="293 584 1126 1238">• Retain the character of existing settlements? 	-	<p data-bbox="1296 536 2087 823">The site is located to the west of Yaxley but has a closer relationship with the countryside and has a rich heritage with its former mineral workings. The site is large and it is proposed that as a whole the site could provide an opportunity for a logistics and distribution hub to the east of the A1(M). The site adjoins the existing built form of Yaxley on its eastern edge and is not compatible with the proposed land uses in terms of integration. Additionally, its potential scale would considerably adversely impact the setting and character of the settlement and also the Great Fen.</p> <p data-bbox="1296 855 2087 1206">Its landscape character is largely shaped by it being wholly within the Fen Margin Landscape Character Area which is characterised by being low-lying with most of the area being on 0m contour line, the area slopes gently eastwards towards the Fens. Considering this, development would be highly visible in long range views across the Fens. There is a public right of way along the site's southern edge providing views into the site and making this likely impact more prominent from publicly viewable vantage points. The sensitivity of this is heightened as the site is located within the landscape and visual setting of the Great Fen. The scale of the potential development could undermine the priorities of the Great Fen project.</p>
SA16	<ul style="list-style-type: none"> <li data-bbox="293 1254 1126 1318">• Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	-	There are no heritage designations on site, however, it is adjacent to two grade 2 listed buildings along London Road (Norman House and the Former Governor's House. It is also adjacent to the scheduled

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			monument of the site of the Norman Cross Depot for Prisoners of War. Further to the east the site is within the setting of the grade I listed St Peter's Church in Yaxley and the conservation area.

Summary of SA

The site is partially greenfield and partially previously developed land consisting of land formerly used for mineral extraction. It is classified as grade 3 agricultural land in current agricultural use. The site is within flood zone 1 but is constrained by some surface water flood risk. The site is constrained by nature conservation designations with part of the site contains the Norman Cross Brickpits County Wildlife Site and within 2km of the Orton Pit SSSI and SAC. It is also constrained by designated heritage assets. The proposals has the potential to support job creation within Yaxley which is rated as being one of the most deprived wards in Huntingdonshire, however the number of potential full time jobs is unclear at this time. The proposed development of the site for big-box warehousing units used for logistics and distribution may result in a lower dense density across the site. It is strategically located in terms of accessibility to the strategic highways network and is of a scale that could provide enhancements to the local public transport network and is of a scale that could provide enhancements to the bus network. It is located to the west of Yaxley with the potential to significantly adversely impact the landscape and townscape character and setting of the settlement. This impact is furthered by the urbanising impact of the development at Great Haddon in Peterborough to the north which is will have an urbanising impact on Yaxley. Additionally, the site is within the landscape and visual setting of the Great Fen, development at this scale could have a fundamental adverse impact on the the Great Fen and wider fenland landscape.

Updates after initial appraisal

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Yaxley 3: Land South of Main Street, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with an existing agricultural structure on site meaning that there is very minimal potential for the reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is between 10% and 32% of the site area
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The majority of the site is located within flood zone 1, with a proportion of the site's southern edge being located within flood zones 2 and 3a (about 34% of the site). There is also surface water flood risk along the site's southern and eastern edges.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land. It is largely classified as being urban land apart from a small part of the site's north eastern corner which is classified as grade 1 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	+	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is fairly remote from natural greenspace with only its north western corner being within 200m of a 0.5ha area of natural greenspace. There is some capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the southern edge of Yaxley accessed from Main Street. The site's frontage relates to the settlement but it also has a close relationship with the fenland landscape where it extends further southwards. The site therefore provides a transitional point between the village and the countryside. The concept masterplan submitted alongside the site shows that development will be placed on land within flood zone 1. It shows a cul-de-sac layout which is generally not characteristic of the historic development of the village, however some recent infills and redevelopment proposals have started to integrate some in depth development along Main Street. Considering the constraints of the site and the need to reflect local character and the conservation area, the anticipated capacity for the site is fairly high and a reduction of the net developable area may be required to overcome these constraints.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is being promoted for market and affordable housing and is over 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is just beyond 5km of Peterborough City Centre but it is within 2.5km of the Co-Op on Bentley Avenue.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 250m of Yaxley Infants School and the William De Yaxley Church of England Academy but is beyond 800m of Fourfields Community Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is opposite the Duck and Drake Public House, it is also within 800m of the recreation ground, tennis courts and sports grounds, Yaxley Methodist Church and the community centre. The site is beyond 800m of several other leisure and cultural facilities within Yaxley including St Peter's Church, Yaxley football ground and allotments.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is 2km from the Eagle Business Park and the Broadway Business Park. The site is within 5km of Peterborough South Logistics Park and Stanground Academy. Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is just beyond 5km from Peterborough train station, there is a bus stop along the site's frontage along Main Street which is rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service. There is a footpath along Main Street adjacent to the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it can be effectively masterplanned to become part of the existing place and community although this is subject to successful masterplanning to overcome flooding, landscape and heritage constraints.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but it does adjoin a conservation area on its northern and part of its western boundary.

Summary of SA

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Updates after initial appraisal

Most of the site is classified as being urban land but there is a small amount of the site classified as being grade 1. About a third of the site is constrained by fluvial flood risk. The site is not constrained by nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site is adjacent to a conservation area. The site is located along the southern edge of Yaxley with views out across the Fenland landscape, there is typically a more rural feel here. The site is located such that it could be effectively integrated with the existing place and community if built development were focused towards Main Street to focus development on land at a lower risk of flooding and where landscape impact is less and where there will be greater opportunities to reflect the character of the wider built environment. The site has good accessibility to leisure and cultural facilities within Yaxley as well as to primary education and shops. It also has good accessibility to employment opportunities within the settlement and within nearby Peterborough. It is served by a frequent bus route. The site is fairly remote from natural greenspace.

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Yaxley 4: Folly Farm, London Road, Yaxley

1.39 As set out in the LAA, the site will be appraised for biodiversity net gain opportunities. This is to support the proposed neighbouring land uses and to reduce coalescence between Yaxley and Great Haddon.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some existing agricultural structures on site associated with its current equestrian use meaning that there will be minimal reuse of materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The scheme is being appraised for open space and biodiversity net gain opportunities.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding across the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	N	<p>The site is wholly greenfield land but there are some agricultural structures on site. The whole of the site is classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	N	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is remote from accessible natural greenspace, but the proposal is for biodiversity net gain.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Orton Pit SSSI and SAC.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is within 1km of Orton Pit SSSI and various lakes and woodlands, additionally, the concept masterplan for Great Haddon shows that it is proposed that Folly Farm will adjoin the Haddon Common community woodland and a sports park so there is capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	Biodiversity net gain across the site makes good use of this site as built development is not appropriate due to likelihood of coalescence between Yaxley and Great Haddon. Enhancing the site with open spaces and biodiversity net gain would help to reinforce the character of the area, utilise the existing public right of way that runs through the centre of the site providing connectivity between the two communities without urbanising the landscape further. This approach could compliment wider development proposals within Great Haddon as the site adjoins the proposed Haddon Common community woodland and a sports park.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is near to the A15 so there may be an increased risk of air, light and noise pollution. The proposal is not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is being considered for open space uses and biodiversity net gain opportunities.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The site is being appraised for open space and biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The site is being appraised for open space and biodiversity net gain opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is over 5km from a railway station but is adjacent to a bus stop at Folly close which is rated as being D+ on the Place-based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath along the A15 (London Road) which the site boundary connects to. site is not served by a footpath and there are no nearby opportunities to connect the site to an existing footpath. There is track to access the site that runs between Glatton Lane and Church Road making it unsustainable as a location for open space or commercial leisure uses.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site is being appraised for open space and biodiversity net gain opportunities.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site is being appraised for open space and biodiversity net gain opportunities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that open spaces and biodiversity net gain opportunities can be effectively masterplanned to become part of the existing place and community within Yaxley as well as complimenting the evolving wider community within Great Haddon while also assisting in retaining a degree of separation between the two communities.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. The site is grade 3 agricultural land and consists of an equestrian centre with some existing structures on site. Built development is not considered suitable as this would further urbanising effect and would likely result in furthering the potential for coalescence between Yaxley and the evolving new community at Great Haddon within Peterborough. However, the site could be developed for open space and biodiversity net gain as this would compliment the proposed surrounding land uses, this would also utilise the existing public right of way through the site which would link the communities while keeping this sense of separation. The site is not constrained by heritage assets but is within 1km of Orton Pits SSSI so there is potential to provide linkages between habitats.

Updates after initial appraisal

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1 North Huntingdonshire

Yaxley 5: Land off The Wykes, accessed from West End, Yaxley

1.40 As identified in the LAA, the cumulative constraints impacting the site and the uncertainty of the achievability of access to the site mean that it is considered unsuitable for development and therefore not deliverable.

1.41 Therefore, a sustainability appraisal for the site has not been undertaken.

Yaxley 6: Land to the rear of St Peter's Church, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with some surface water flood risk through the eastern edge of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land with about 60% of the site being classified as urban land with the remaining part of the site being classified as grade 3 agricultural land.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	+	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from natural greenspace but has some capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 2km of Orton Pit SSSI and SAC.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is located on the western edge of Yaxley. It is sensitively located as the site adjoins the grounds of St Peter's Church, a grade 1 listed church. While the site is fairly enclosed along its northern, southern and western edges, it is more open to the east where it immediately adjoins the churchyard. Additionally, it is within the landscape and visual setting of the Great Fen. This edge of Yaxley is much more rural in character and therefore more sensitive to change.</p> <p>The site extends westwards into the countryside, the site promoter is proposing that 1.47ha of the site be used for natural, open space, biodiversity et gain and land to mitigate against flooding meaning that built development may only occur on 1ha of the site. However, built development across any of the site would still introduce in depth development uncharacteristic of this part of the settlement and wold be incongruous to the existing built form.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is near to the A15 so there be an increased risk form light, noise and visual pollution. The site is not of a scale to lead to increased levels of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is being promoted for market and affordable housing with two self and custom built plots. The overall site is over 1ha in size but the site promoter is proposing that 1.47ha of the site be used for natural, open space, biodiversity et gain and land to mitigate against flooding meaning that built development may only occur on 1ha of the site.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is just beyond 5km of Peterborough City Centre but it is within 2.5km of the Co-Op on Bentley Avenue.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is beyond 800m of Yaxley Infants School, William De Yaxley Church of England Academy and Fourfields Community Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site adjoins St Peter's Church, it is also within 800m of the Three Horseshoes Public House, the Royal British Legion and allotment grounds. The site is just beyond 800m of several other of Yaxley's leisure and cultural facilities including the recreation ground, tennis courts and sports grounds, the community centre and Yaxley football ground.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is 3km from the Eagle Business Park and the Broadway Business Park. The site is within 6km of Peterborough South Logistics Park and Stanground Academy. Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is just beyond 5km from Peterborough train station, the site is within two bus stops located along Church Street which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath along Church Street and access from Pound Street into the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing place and community and would likely result in adverse landscape impact and harm the character of Yaxley and the rural edge of the village on this side.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations within the site but the northern edge of the site adjoins the conservation area and is within 15m of the grade I listed St Peter's Church. Development is likely to be viewable from these designated heritage assets.

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Summary of SA

Most of the site is classified as being urban land with 40% being grade 3 agricultural land. The site is not constrained by fluvial flood risk but there is some risk from surface water flooding. The site is not constrained by nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site is within the setting of St Peter's Church and also a conservation area which could be adversely impacted by development. The site is located on the western edge of Yaxley where it typically has a more rural feel. Introducing in depth development in this location is likely to have a much more prominent impact on the character of the settlement and be more challenging to mitigate and integrate. The site has good accessibility to leisure and cultural facilities within Yaxley as well as to primary education and shops. It also has good accessibility to employment opportunities within the settlement and within nearby Peterborough. It is served by a frequent bus route. The site is not accessible to natural greenspace.

Updates after initial appraisal

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Yaxley 7: Land South of 25 West End, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 		

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>Most of the site is flood zone 1 but the southern half of the site is constrained by fluvial flood risk being located within flood zones 2 and 3a. There is substantial risk of surface water flooding in this part of the site too as well as surface water risk through the centre of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield land. A small portion of the site's southern edge is classified as grade 1 agricultural land and a portion of its eastern edge is classified as urban land but the vast majority of the site is classified as being grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from natural greenspace but has some capacity for linkages to the existing strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 2km of Orton Pit SSSI and SAC.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	<p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the south western of Yaxley and adjoins residential development on its northern and eastern edges. It therefore relates well to the settlement but it does extend into the countryside</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>so its western and southern boundaries have a closer relationship to the countryside. The site is somewhat open affording views out across the Fenland landscape. It is also within the landscape and visual setting of the Great Fen.</p> <p>Considering the flood risk and the presence of grade 1 agricultural land within the southern half of the site and how it extends into the countryside, built development across the whole site would not be appropriate and would adversely impact the landscape character of the area. However some development towards the northern and eastern edges of the site where it adjoins existing development within Cookson Close may offer some opportunities for a small extension to the built form in keeping with the wider townscape character. This would significantly reduce the potential capacity for the site.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is near to the A15 so there be an increased risk form light, noise and visual pollution. The site is not of a scale to lead to increased levels of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site promoter is proposing to provide 100 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is just beyond 5km of Peterborough City Centre but it is within 2.5km of the Co-Op on Bentley Avenue.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	<p>The site is beyond 800m of Yaxley Infants School, William De Yaxley Church of England Academy and Fourfields Community Primary School.</p> <p>The site is within 800m of St Peter's Church, Methodist Church, the Three Horseshoes Public House, allotment grounds and Yaxley football club. The site is just beyond 800m of several other of Yaxley's leisure and cultural facilities including the recreation ground, tennis courts and sports grounds and also the community centre.</p>
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is 3km from the Eagle Business Park and the Broadway Business Park. The site is within 6km of Peterborough South Logistics Park and Stanground Academy.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is just beyond 5km from Peterborough train station, the site is within two bus stops located along Main Street which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath connection to the site form West End and a public right of way runs along its northern edge.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could be effectively integrated with the existing place and community if built development were focused on the northern and eastern edges of the site focusing development on land at a lower risk of flooding and where landscape impact is less.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations within the site or within its immediate vicinity but views from St Peter's Church may be impacted by proposals.

Summary of SA

Most of the site is classified as being grade 3 agricultural land but there are parts of the site classified as being urban land and as grade 1. The site is constrained by fluvial and surface water flood risk. The site is not constrained by nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site could impact the setting of St Peter's Church. The site is located on the south western edge of Yaxley where it typically has a more rural feel. The site is located such that it could be effectively integrated with the existing place and community if built development were focused on the northern and eastern edges of the site focusing development on land at a lower risk of flooding and where landscape impact is less. The site has good accessibility to leisure and cultural facilities within Yaxley as well as to primary education and shops. It also has good accessibility to employment opportunities within the settlement and within nearby Peterborough. It is served by a frequent bus route. The site is not accessible to natural greenspace.

Updates after initial appraisal

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Sustainability Appraisal Appendix 4 - North Eastern Huntingdonshire Site Appraisals

Document Information

Title: Sustainability Appraisal Appendix 4 - North Eastern Huntingdonshire Site Appraisals

Status: Draft for Consultation

Date of approval for consultation: Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

Document availability: Sustainability Appraisal Appendix 4 - North Eastern Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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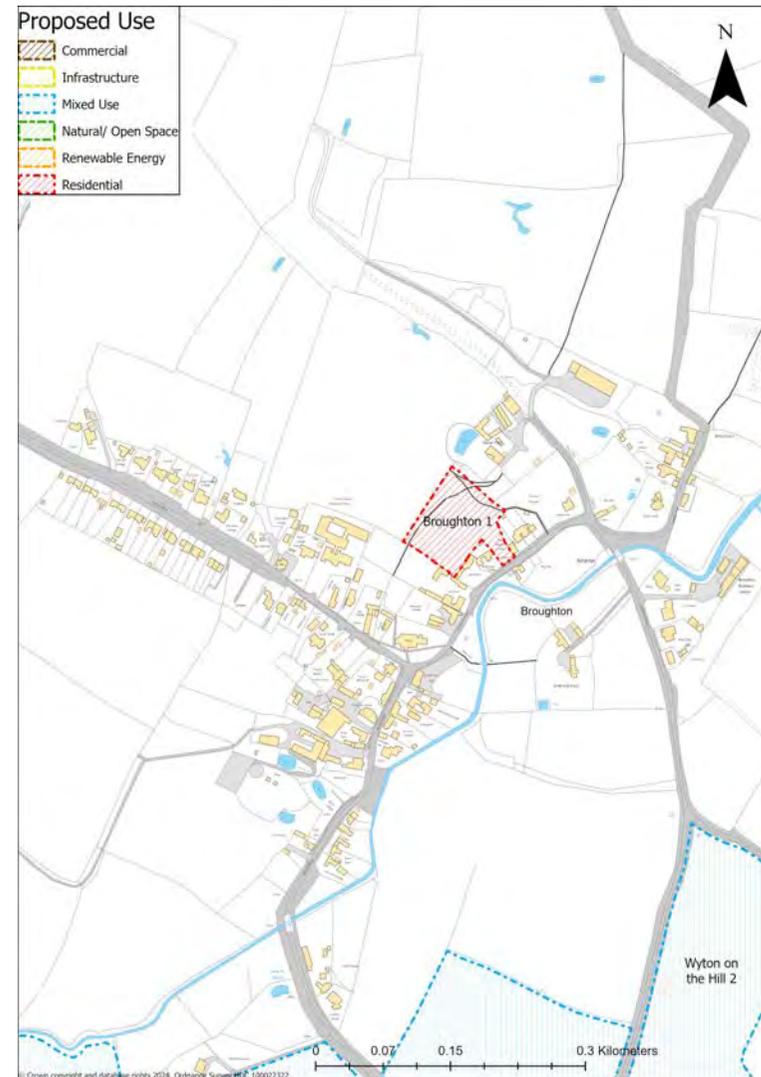
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1 North East Huntingdonshire

Broughton

1.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Broughton 1: Land off Causeway Road, Broughton



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Broughton 1: Land off Causeway Road, Broughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 0.65% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The majority of the site is within flood zone 1 apart from a small portion of the site that adjoins Causeway Road which falls within flood zone 2 and 3a (about 1%). This part of the site is also at some risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land and classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 200m of Broughton Meadow and Broughton Cemetery County Wildlife Sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	<p>sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is fairly centrally located within Broughton accessed from Causeway Road. It adjoins residential development on three sides, it therefore relates well to the settlement and more so to the settlement than to the open countryside. It is however in a sensitive location due to its being within the conservation area and within the setting of various listed buildings. The site is 0.75ha in size and the site promoter is only seeing 5 homes on the site which is very low density, while this not make the most efficient use of land it would be in keeping with surrounding densities of development along Causeway Road and enable mitigation against adverse impact to heritage assets.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site is proposed for market/ and or affordable housing. The site area is 0.75ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is beyond 5km of a town centre (it is about 7.5km from Huntingdon and St Ives town centres), is beyond 2.5km of a freestanding supermarket and also beyond 800m of a local convenience store.</p> <p>There is no primary school in Broughton, with it falling within the catchment for Abbots Ripton Church of England Primary School.</p> <p>The site is within 350m of All Saints Church, the Crown Inn Public House and village hall.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is about 300m from Broughton Business Centre and it is about 2.5km from Warboys Airfield Industrial Estate.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is beyond 5km of Huntingdon railway station. It is within 300m of a bus stop on School Road which is rated F on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>A pavement adjoins the site frontage along Causeway Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, however high quality design and careful masterplanning will be required in order to achieve this.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	It is wholly located within the conservation area and is adjacent to several listed buildings: Brooklands Cottage, Manor Farm and the Baptist Chapel, all of which are grade II designated.

Summary of SA

The site is somewhat constrained by flood risk, it is greenfield and classified as being grade 2 agricultural land. It is also not constrained by nature conservation designations. It is however sensitively located being within a conservation area and within the setting of several listed buildings which could be impacted by development. It has some accessibility to local leisure and cultural facilities but it does have limited accessibility to public transport options, employment options and the primary school is located in the nearby village of Abbots Ripton. It is not accessible to natural greenspace. Ultrafast broadband is available in the vicinity. There is a footpath on Causeway Road connecting the site. The site relates well to the settlement being located fairly centrally with built development on three sides. Landscaping and masterplanning of the site so that development mitigates any adverse impact on character and heritage assets is required.

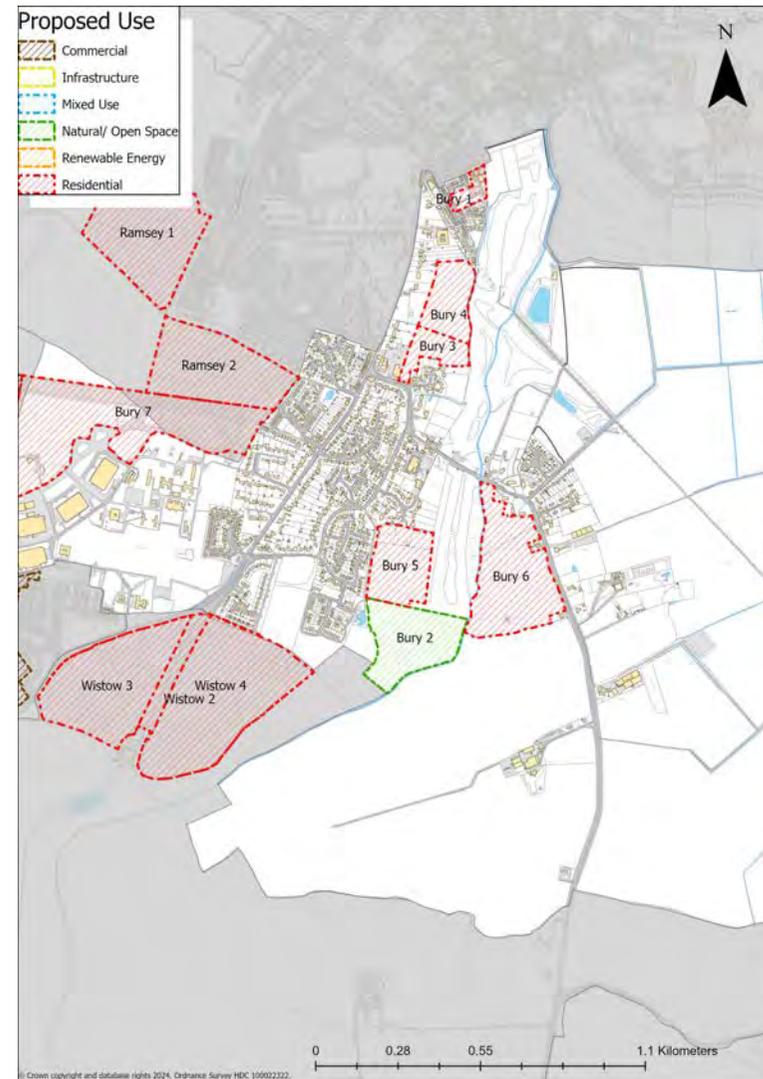
Updates after initial appraisal

1 North East Huntingdonshire

Bury

1.2 A total of 7 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bury 1: Bury Industrial Estate, Old Station Road, Bury
- Bury 2: Land off Cheveril Lane, Bury
- Bury 3: Land North of High Street and East of Bury Road, Bury
- Bury 4: Land East of Bury Road, Bury
- Bury 5: Land off Brookfield Way, Bury
- Bury 6: Land West of Warboys Road, Bury
- Bury 7: RAF Upwood - Phase 3, Bury



Bury 1: Bury Industrial Estate, Old Station Road, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partly previously developed commercial buildings on site. There may be some opportunity to reuse some materials within the redevelopment of the site.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>Approximately 50% of the site is previously developed. The half of the site closest to Old Station Road is greenfield with no built structures on it. It is wholly classified as being urban land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The western edge of the site is within 200m of a 0.5ha area of natural greenspace, the remainder of the site is just beyond this threshold. It has some capacity for linkages to the strategic green infrastructure network being located adjacent to Ramsey golf course.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from nature conservation sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of Bury and could enable some linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located on the northern edge of Bury and has a close association with neighbouring Ramsey. The site is largely contained by residential development on three of its sides apart from its eastern edge which adjoins Ramsey golf club. It therefore relates well to the existing built form. The existing commercial buildings are contained to the back of the site with western half of the site being open and undeveloped. The proposed capacity for the site of a minimum of 24 homes on a site of about 1ha is low but considering the surrounding densities is in keeping with the form of surrounding development, it also enables land to be used for enhanced landscaping and sustainable drainage. However, considering the accessibility of the site and the location of it neighbouring a town, this density could be slightly intensified subject to masterplanning and the impact on the conservation area.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is being promoted for market and/ or affordable housing. It is also 0.96ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	It is about 600m from Ramsey town centre and is about 1.7km from the Tesco Superstore located on the northern edge of Ramsey.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is 400m from Ramsey Spinning Infant School and is about 1,500m Bury Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of Ramsey Cricket Club, Ramsey Town Football Club, Ramsey Methodist Church, the George Public House and Hotel, The Angel Public House, a library. It is also in close proximity to other local leisure and cultural facilities within Bury and Ramsey but these are over 800m from the site.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Upwood Air Park Established Employment Area Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey. Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of a train station but is within 250m of bus stops on Bury Road. These are rated D on the Place-based carbon calculator meaning there is a good level of service. A footpath runs adjacent to the site's frontage on Old Station Road which could be extended to provide a connection.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is located within a conservation area, the existing commercial buildings are currently largely obscured from view, however developing the greenfield part of the site closest to Old Station will impact the openness of the site and this part of Old Station Road. It therefore will have an impact on the street scene and conservation area. However, harm can be minimised and the conservation area even enhancements be made through masterplanning and high quality design.

Summary of SA

The site is partially previously developed with existing commercial structures on half of the site. It is not constrained by fluvial flood risk but there is some risk from surface water flooding. It is not constrained by nature conservation designations but it is located within the conservation area. The site has good accessibility to public transport via bus, to local services and facilities, primary education and employment opportunities within Bury and Ramsey. There is ultrafast broadband available within the vicinity. The site is located on the northern edge of Bury and has a close association with neighbouring Ramsey. It is located such that it can be successfully integrated with the existing place and community subject to masterplanning and high quality design that is in keeping and where possible enhances the conservation area.

Updates after initial appraisal

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Bury 2: Bury Industrial Estate, Old Station Road, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The scheme is for biodiversity net gain opportunities.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 51% of the site is within flood zone 3b, 27% is within flood zone 3a, 2% is in flood zone 2 leaving some 20% in flood zone 1. There is also significant flood risk within the site particularly towards the eastern side of the site where the fluvial flood risk is greatest.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	N	<p>The site is wholly greenfield and the majority of the site is classified as grade 3 agricultural land with some of the western side of the site being grade 2.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is remote from accessible natural greenspace, but the proposal is for biodiversity net gain.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from nature conservation sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of Bury and could enable some linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	Biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the extensive risk of flooding impacting the site. Enhancing the site with biodiversity net gain would help to reinforce the character of the area and could compliment any wider development proposals within the area particularly if on site biodiversity net gain cannot be achieved on those sites. It could also assist in enhancing linkages between habitats and enhance the rural edge of Bury.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is being considered for biodiversity net gain opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The site is being appraised for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The site is proposed solely for biodiversity net gain opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is over 5km from a railway station. The site is also beyond 800m of a bus stop.</p> <p>The site is not served by a footpath but a public right of way connects the site through to Cheveril Lane to the north. IT is unclear from the proposal where it is intended for the site to be used as a recreational area in addition to solely biodiversity net gain. If the latter than access apart from monitoring species levels and the biodiversity improvements on site would be necessary.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site is being appraised for biodiversity net gain opportunities.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site is being appraised for biodiversity net gain opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be integrated with the existing place and community and reinforce its rural character as it is on the eastern edge of Bury adjoining residential development and Ramsey golf course. There is also a public right of way running along its western edge which further supports this.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is heavily constrained by fluvial flood risk with 51% of the site being within flood zone 3b. Utilising the site for biodiversity net gain is therefore a more appropriate use of the site. The site is located on the south eastern edge of Bury and utilising the site for biodiversity net gain would enhance the rural edge of the village and could provide some linkages for habitat connectivity. There is a public right of way connecting the site to the main built form of Bury and into the countryside providing some opportunity for linkages.

Updates after initial appraisal

Bury 3: Land North of High Street and East of Bury Road, Bury

- 1.3** As identified in the LAA, the site forms the southern third of the protected settlement break designated in the Bury Neighbourhood Plan. The purpose of this is to prevent the spatial, physical and visual coalescence of Bury with Ramsey. The site while not extending beyond the existing building line on its western and southern sides would detrimentally start to erode the settlement break and would further the sense of coalescence between the two settlements and therefore be in direct conflict with the neighbourhood plan policy.
- 1.4** Therefore, a sustainability appraisal of the site has not been undertaken.

Bury 4: Land East of Bury Road, Bury

- 1.5** As identified in the LAA, the site forms the majority of the protected settlement break designated in the Bury Neighbourhood Plan. The purpose of this is to prevent the spatial, physical and visual coalescence of Bury with Ramsey. The scale of the site with its edges adjoining built development on three sites would further the sense of coalescence between the two settlements and therefore be in direct conflict with the neighbourhood plan policy.
- 1.6** Therefore, a sustainability appraisal of the site has not been undertaken.

Bury 5: Land off Brookfield Way, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some existing minor agricultural structures on site that are not likely to be reused within development meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 60.45% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is approximately 30% in flood zone 3b with a further 28% in flood zone 3a and 3% in flood zone 2. This increased risk of fluvial flooding is focused on the eastern half of the site. The remaining 39% of the site is within flood zone 1. The site is also constrained by some surface water flood risk, particularly on its eastern side.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land apart from about a third of the site along its eastern side which is classified as grade 3.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The northern third of the site is within 200m of a 0.5ha area of natural greenspace, the remainder of the site is just beyond this threshold. It has some capacity for linkages to the strategic green infrastructure network being located adjacent to Ramsey golf course.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of Bury and could enable some linkages to the strategic green infrastructure network.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the south eastern edge of the built form of Bury. It is adjacent to residential development on its northern and western sides. Ramsey golf course is to the east of the site which provides a large green wedge on the eastern side of Bury and Ramsey. Development of the site would further erode the rural edge of Bury. The site is heavily constrained by fluvial flood risk with almost two thirds of the site being in flood zones 2, 3a and 3b. This severely reduces the potential developable area of the site. The part of the site within flood zone 1 accounts for some 2ha of the site and is located on its western side which most closely relates to the existing built form. A public right of way runs from Cheveril Lane along the site's western edge which provides opportunities to potentially integrate development. Development may not The potential capacity for the site of 45 homes across the site is very low density but only considering this being located within flood zone 1 would make more

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			efficient use of land, however this capacity may not be achievable considering that enhanced landscaping and sustainable drainage will be required to mitigate flood risk now and in the future accounting for climate change.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is being proposed for market and/or affordable housing. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	It is about 2km from from Ramsey town centre and is just beyond 2.5km from the Tesco Superstore located on the northern edge of Ramsey. It is within 800m of Bury Stores. The site is about 500m from Bury Church of England Primary School. The site is within 800m of the White Lion Public House, Bury Village Hall. It is also in close proximity to other local leisure and cultural facilities within Bury and Ramsey but these are over 800m from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Upwood Air Park Established Employment Area Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey. Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km of a train station but is within 800m of a bus stop on High Street. This is rated D on the Place-based carbon calculator meaning there is a good level of service.</p> <p>The site does not have a direct footpath access, it could instead be accessed via a public right of way from Cheveril Lane which runs adjacent to the site's western edge.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	It may be possible to integrate built development on the part of the site within flood zone 1 with the existing place and community. This is subject to current and future flood risk accounting for climate change being managed as well as the landscape impact of further development and access to the site. Integration may be possible because the third of the site within flood zone 1 is located on its western side which most closely relates to the existing built form. A public right of way runs from Cheveril Lane along the site's western edge which provides opportunities to potentially integrate development.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is heavily constrained by fluvial flood risk with about 58% of the site within flood zone 3. With climate change this is expected to worsen. Built development is unsuitable in such at risk zones. The site is greenfield and mostly grade 2 agricultural land. It is not constrained by nature conservation or heritage designations. It is accessible to natural greenspace. It has good accessibility to public transport by bus, to shops, leisure and cultural facilities, primary education and employment opportunities within Bury and Ramsey. Development of the site would further erode the rural edge of Bury.

Updates after initial appraisal

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Bury 6: Land West of Warboys Road, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is constrained by fluvial and surface water flood risk along its western edge which is attributed to its proximity to Bury Brook. This part of the site falls within flood zone 3b and 3a.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as being grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The north western corner of the is within 200m of a 0.5ha area of natural greenspace, the remainder of the site is just beyond this threshold. It has some capacity for linkages to the strategic green infrastructure network being located adjacent to Ramsey golf course.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of the main built form of Bury and could enable some linkages to the strategic green infrastructure network.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located to the east of the main built form of Bury, it is separated by Ramsey golf course. This part of Bury has a more rural character and feel than the rest of the settlement as a whole and is much more sensitively locate within the landscape and by heritage designations.</p> <p>The site promoter is proposing a capacity of 90 homes at 15 dwellings per hectare on 6ha of the 9.64ha site. This is considerably low density even for this more rural part of Bury and would not make the most efficient use of land, it does however provide more scope to use more of the site for enhanced landscaping and mitigation of flooding and heritage impacts. The remainder of the site could be used for biodiversity net gain opportunities and used to safeguard against flooding.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is being proposed for market and/or affordable housing, although the site promoter has also identified the site could provide specialist housing and/or nursing and care home uses. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	It is about 2km from from Ramsey town centre and is just beyond 2.5km from the Tesco Superstore located on the northern edge of Ramsey. It is within 800m of Bury Stores. The site is about 500m from Bury Church of England Primary School. The site is within 800m of the White Lion Public House, Bury Village Hall. It is also in close proximity to other local leisure and cultural facilities within Bury and Ramsey but these are over 800m from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey. Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of a train station but is within 300m of a bus stop on High Street. This is rated D on the Place-based carbon calculator meaning there is a good level of service. There is a footpath adjacent to the site along Warboys Road.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> • Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	-	The scale of the potential development will be challenging to successfully and effectively integrate it with the existing community.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	-	<p>The site is wholly located within the conservation area and it is adjacent to several listed buildings: The Manor House, Bury Bridge, Hall Farm and Holy Cross Church. All of these are grade II listed apart from the Church which is grade I listed. These could be adversely impacted by the development proposal.</p> <p>The highest point of the site also contains a historic feature called Mill Mound which could historically have been the location of a windmill. This is not designation as a heritage asset but is a feature of local interest and should be retained.</p>

Summary of SA

The site is heavily constrained by fluvial flood risk. With climate change this is expected to worsen. Built development is unsuitable in such at risk zones. The site is greenfield and grade 3 agricultural land. It is not constrained by nature conservation designations. It is located within a conservation area and development could adversely impact the setting of several listed buildings as well as the general character of this part of Bury. It is accessible to natural greenspace. It has good accessibility to public transport by bus, to shops, leisure and cultural facilities, primary education and employment opportunities within Bury and Ramsey. The site is located to the east of the main built form of Bury separated by Ramsey golf course which further accentuates the more rural feel of this part of the village.

Updates after initial appraisal

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Bury 7: RAF Upwood - Phase 3, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is previously developed consisting of hardstanding formerly part of the airbase activities. There is therefore some potential for the reuse materials as well as land.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	<p>The site is previously developed and is wholly classified as non-agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from accessible natural greenspace It has some capacity for linkages to the strategic green infrastructure network as it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>This site proposes a third phase to the current redevelopment of former RAF Upwood. It is located to the north of Phases One and Two. Its edges are defined by security fencing and some vegetation along its northern and western sides. It will require landscaping along its northern and western edges in particular to provide a soft development edge and retain a sense of visual separation between the site and Bury.</p>

North East Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>There are areas of existing hardstanding which once formed the runway of RAF Upwood stretches along the northern boundary of the site with spurs connecting to the existing hangers. The site's character therefore relates to its military heritage.</p> <p>While the site forms an extension to the former RAF Upwood redevelopment, the former RAF base as a whole while historically a separate entity from the settlements of Upwood, Bury and Ramsey, the closure of military activities and its redevelopment for a residential led mixed use development means that its character and its relationship with these settlements is evolving. Considering the wider redevelopment works going on within RAF Upwood, the site's immediate context to the south in particular is continuing to evolve and this site would further this evolution.</p> <p>The site promoter anticipates that almost 12ha of the almost 18ha site will be used for natural, green and open space leaving approximately 200 homes on around 6ha of the site. This will assist in providing a soft development edge to the site and the wider redevelopment as a whole and would make a good use of land. The additional pressure and demand on services will need to be assessed to determine if additional infrastructure including social and cultural facilities are required to serve this site and the wider redevelopment as a whole.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is proposes market and/or affordable housing.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is approximately 2.6km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop.</p> <p>It is beyond 800m of Upwood Primary School and Bury Church of England Primary School. It is beyond 1.5km of primary education within Ramsey.</p> <p>The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is adjacent to the Upwood Air Park Established Employment Area and is within 2.6km of Ramsey town centre, 5km of Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a railway station but is within 800m of a bus stop located on Ramsey Road. This stop is rated as being E- on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is currently no direct footpath access to the site but the site promoter proposes that the site is accessed via the second phase site immediately south of the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> • Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community as it forms a potential next phase to the ongoing redevelopment and the growing community at the former RAF Upwood. Masterplanning and engagement will be required to achieve this.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk. It is previously developed with more military hardstanding on the site. It is classified as being non-agricultural land. It is not accessible to nature greenspace but the submitted vision document shows large amounts of natural and open spaces are being planned on the site. It is not constrained by nature conservation or by heritage designations. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site forms an additional phase of development to the ongoing redevelopment of the former RAF Upwood and as such is located such that it can successfully be integrated with the evolving place and community that is being delivered on the wider site.

Updates after initial appraisal

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1 North East Huntingdonshire

Pidley-cum-Fenton

1.7 A total of 6 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Pidley-cum-Fenton 1: Land South at Manor Farm, Fenton Road, Fenton
- Pidley-cum-Fenton 2: Land End Farm, Pidley
- Pidley-cum-Fenton 3: Old Football Field, Warboys Road, Pidley
- Pidley-cum-Fenton 4: Bittens Field, North of Warboys Road, Pidely
- Pidley-cum-Fenton 5: Land North of Oldhurst Road, Pidley
- Pidley-cum-Fenton 6: Gloucester Barn, Fen Road, Pidley

1.8 Please note that Warboys 12: Land off Fenton Road, Warboys also partially falls within Pidley-cum-Fenton parish, but it has been included under Warboys as most of the site lies within that parish area.



Pidley-cum-Fenton 1: Land South at Manor Farm, Fenton Road, Fenton

1.9 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

1.10 Therefore, a sustainability appraisal for the site has not been undertaken.

Pidley-cum-Fenton 2: Land End Farm, Pidley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield land with some existing farm buildings meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, medium surface water flood risk is present on 3.64% of the site (0.01ha). Approximately 22% of the site is at low surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land with some existing farm buildings which are not classified as previously developed land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is classified as wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is well located within the existing settlement, with existing residential properties to the south. The site forms a break, with housing located either side. It is fairly well enclosed meaning landscape impact would be minimal.</p> <p>The site is currently used for grazing and is home to a number of self built agricultural buildings. The current use of the site does not contribute to the form and character of the area. The density proposed is low in keeping with the nature of the settlement, that being a small village.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. However, the use of the site means that there is the potential for contamination on site which may require assessment and mitigation

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is approximately 1ha in size which contributes to the governments aspiration to promote sites suitable for SME builders.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.</p> <p>It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.</p> <p>The site is within 800m of All Saints Church, public park and a village hall.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.</p> <p>Ultrafast broadband is within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is not within 5km of a railway station. It is within 800m of a bus stop rated D which is just below average frequency.</p> <p>A footpath runs along the site frontage allowing active travel integration with current community. A public right of way runs along eastern boundary.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is well located within the existing settlement, with existing residential properties to the south. The site forms a break, with housing located either side. A footpath runs along the site frontage allowing active travel integration with current community. The site is located such that it could be effectively masterplanned to become part of the existing area. Integration and retention of the public right of way which runs along the eastern boundary would assist with the integration of the site. Access may be an issue that requires resolution due to the location of the site on a bend.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	A number of listed buildings are located nearby, however the site is positioned as such so as not to have a negative impact on them.

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is greenfield land with some existing farm buildings which are not classified as previously developed land.

The site is classified as wholly grade 2 agricultural land.

The site is approximately 1ha in size which contributes to the governments aspiration to promote sites suitable for SME builders. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D which is just below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. However, the use of the site means that there is the potential for contamination on site which may require assessment and mitigation. The site is well located within the existing settlement. The site forms a break, with housing located either side and to the south. A footpath runs along the site frontage allowing active travel integration with current community. The site is located such that it could be effectively masterplanned to become part of the existing area. It would have limited landscape impact. Integration and retention of the public right of way would assist with the integration of the site. Access may be an issue that requires resolution due to the location of the site on a bend. The current use of the site does not contribute to the form and character of the area. The density proposed is low in keeping with the nature of the settlement, that being a small village.

Updates after initial appraisal

Pidley-cum-Fenton 3: Old Football Field, Warboys Road, Pidley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield land with a small existing barn/stables on site meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is not constrained by fluvial flood risk nor medium surface water flood risk. Approximately 2% (0.04ha) of the site is at low surface water flood risk.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land with a small barn/stables present which is not classified as previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is classified as wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is well located within the existing settlement. The site forms a break with existing residential properties to the east and west. The site frontage on Warboys Road is lined by hedgerow and some trees line, although views can be seen into the site. The southern boundary of the site looks out across open countryside and although some trees and hedgerow are present, further landscaping or mitigation may be required to allow the site to transition to the open countryside.</p> <p>The site is currently used for arable farming and a small barn/stables sits within it. The density proposed is extremely low and may not make the best use of land. A higher density development should be considered.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site proposes 6 homes which contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of All Saints Church, public park and a village hall.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.</p> <p>Ultrafast broadband is within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is not within 5km of a railway station. It is within 800m of a bus stop rated D+ which is slightly below average frequency.</p> <p>No footpath adjoins the site frontage, however 2 public rights of way are with 500m of the site. There is a footpath opposite the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	<p>The proposal does not include employment, commercial or tourism uses.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include retail or social uses.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is well located within the existing settlement, with residential properties to the to the east and west. The site is located such that it could be effectively masterplanned to become part of the existing area. Access to the site could be achieved from Warboys Road.</p> <p>No footpath adjoins the site frontage, however there is a footpath opposite the site. Safety of residents and active travel access to the site should be considered.</p>

North East Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is greenfield land with an existing barn/stables which are not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.

The site proposes 6 homes which contribute to meeting the housing needs of the district. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D+ which is slightly below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well located within the existing settlement, with residential properties to the to the east and west. The site is located such that it could be effectively masterplanned to become part of the existing area. Access to the site could be achieved from Warboys Road. No footpath adjoins the site frontage, however there is a footpath opposite the site. Safety of residents and active travel access to the site should be considered. The southern boundary of the site looks out across open countryside and although some trees and hedgerow are present, further landscaping or mitigation may be required to allow the site to transition to the open countryside. A higher density development should be considered.

Updates after initial appraisal

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Pidley-cum-Fenton 4: Bittens Field, North of Warboys Road, Pidely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	The site proposes zero carbon properties with communal ground source heating.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is wholly greenfield land on site meaning that there is no opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is not constrained by fluvial flood risk medium surface water flood risk is present on 0.18% of the site (0.0019ha). Some low and high surface water flood risk is present at low levels.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is classified as wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is well related to the existing settlement with residential properties to the south and north. It is relatively well screened and would have minimal landscape or townscape impact if trees and hedgerow were retained. The proposed density is extremely low and may not make the best use of land. A higher density development may need to be assessed and considered.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site proposes 10 homes which contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within 800m of All Saints Church, public park and a village hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.</p> <p>Ultrafast broadband is within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is not within 5km of a railway station. It is within 800m of a bus stop rated D which is just below average frequency.</p> <p>A footpath adjoins the site frontage and a public right of way traverses the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is well located within the existing settlement. The site forms a break with existing residential properties to the east and west. A footpath runs along the opposite side of the site, consideration of safe crossing would be required. The site is located such that it could be effectively masterplanned to become part of the existing area. There is existing access to the site. Pidley park sits to the west and

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			is relatively well screened, however assessment would be required to ensure integration and mitigation where necessary to ensure complimentary integration of the differing uses.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is classified as wholly grade 2 agricultural land.

The site proposes 10 homes which contribute to meeting the housing needs of the district. The site proposes zero carbon properties with communal ground source heating which would assist with meeting net zero carbon targets. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D which is just below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well located within the existing settlement. The site forms a break with existing residential properties to the east and west. A footpath runs along the opposite side of the site, consideration of safe crossing would be required. The site is located such that it could be effectively masterplanned to become part of the existing area. There is existing access to the site. Pidley park sits to the west and is relatively well screened, however assessment would be required to ensure integration and mitigation where necessary to ensure complimentary integration of the differing uses. It is relatively well screened and would have minimal landscape or townscape impact if trees and hedgerow were retained. A higher density development may need to be assessed and considered.

Updates after initial appraisal

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Pidley-cum-Fenton 5: Land North of Oldhurst Road, Pidley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield land with an existing farm buildings on site meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk or medium surface water flood risk. Some low surface water flood risk is present on 1% of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield land with a existing barn present which is not classified as previously developed land.</p> <p>The site is classified as wholly grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is well related to the existing settlement with residential properties lining the south east corner continuing along the eastern edge. It is exposed to the wider countryside to the west which would require landscaping. An established tree line runs through the site, the retention of which should be considered and assessed. The proposed density is extremely low and may not make the best use of land. A higher density development may need to be assessed and considered.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site proposes 6 custom and self build plots which contribute to meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.</p> <p>It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.</p> <p>The site is within 800m of All Saints Church, public park and a village hall.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.</p> <p>Ultrafast broadband is within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is not within 5km of a railway station. It is within 800m of a bus stop rated D which is just below average frequency.</p> <p>No footpath adjoins the site frontage on Oldhurst Road, however a public right of way is with 500m of the site and there is a footpath on Warboys road which could provide active travel linkages to the main residential area.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	<p>The proposal does not include employment, commercial or tourism uses.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is well related to the existing settlement with residential properties lining the south east corner continuing along the eastern edge. The site is located such that it could be effectively masterplanned to become part of the existing area. There are two potential access options to the site for vehicles, with a footpath available from Warboys Road to allow active travel linkages to the existing residential community.</p> <p>Landscaping to the west would be required to mitigate landscape impact and consideration of the integration of an existing residential property just outside the northern boundary and established tree line within the site. A higher density development may need to be assessed and considered.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is greenfield land with a existing barn present which is not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.

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The site proposes 6 custom and self build plots which contribute to meeting the housing needs of the district. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D which is just below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well related to the existing settlement with residential properties lining the south east corner continuing along the eastern edge. The site is located such that it could be effectively masterplanned to become part of the existing area. There are two potential access options to the site for vehicles, with a footpath available from Warboys Road to allow active travel linkages to the existing residential community. Landscaping to the west would be required to mitigate landscape impact and consideration of the integration of an existing residential property just outside the northern boundary and established tree line within the site. A higher density development may need to be assessed and considered.

Updates after initial appraisal

Pidley-cum-Fenton 6: Gloucester Barn, Fen Road, Pidley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures on site meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is not constrained by fluvial flood risk or medium surface water flood risk. Some low surface water flood risk is present on 6.3% of the site (0.05ha)
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures on site meaning prioritisation of previously developed land is negligible at best. The site is classified as wholly grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site sits on the north eastern edge of Pidley where development is more dispersed and the transition begins to a countryside setting. Some of the site is more related to the countryside, whilst it is noted that the southern edge of the site includes garden land and a commercial (storage use). The site would extend development further north, this is not in keeping with the limited development in this area that fronts Fen Road and is bound by an established tree line. The proposed development would create an extension to the village with limited relationship to the main concentration of residential development within the village.</p> <p>The site has the ability to also substantially impact the landscape and biodiversity and ecology of the area if existing extensive tree coverage were to be removed.</p> <p>The proposed density is extremely low and may not make the best use of land. A higher density development may need to be assessed and considered.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. Contamination may be present as part of the commercial (storage) use of part of the site requiring assessment and mitigation.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is approximately less than 1ha in size (0.80ha) which contributes to the governments aspiration to promote sites suitable for SME builders.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of All Saints Church, public park and a village hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is within the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is not within 5km of a railway station. It is within 800m of a bus stop rated D+ which is slightly below average frequency.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	No footpath adjoins the site frontage, however 2 public rights of way are with 500m of the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is in a location such that it is not considered that it could be effectively masterplanned to become part of the existing community. The site is more related to the countryside. The site would extend development further north, this is not in keeping with the limited development in this area that fronts Fen Road and is bound by an established tree line. The proposed development would create an extension to the village with limited relationship to the main concentration of residential development within the village. The site would require the assembly of land in multiple uses (garden land, employment and greenfield).
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures on site meaning prioritisation of previously developed land is negligible at best. The site is classified as wholly grade 2 agricultural land.

The site is approximately less than 1ha in size (0.80ha) which contributes to the governments aspiration to promote sites suitable for SME builders. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D+ which is slightly below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. Contamination may be present as part of the commercial (storage) use of part of the site requiring assessment and mitigation. The site is in a location such that it is not considered that it could be effectively masterplanned to become part of the existing community. The site is more related to the countryside. The site would extend development further north, this is not in keeping with the limited development in this area that fronts Fen Road and is bound by an established tree line. The proposed development would create an extension to the village with limited

relationship to the main concentration of residential development within the village. The site has the ability to also substantially impact the landscape and biodiversity and ecology of the area if existing extensive tree coverage were to be removed. The site would require the assembly of land in multiple uses (garden land, employment and greenfield).

Updates after initial appraisal

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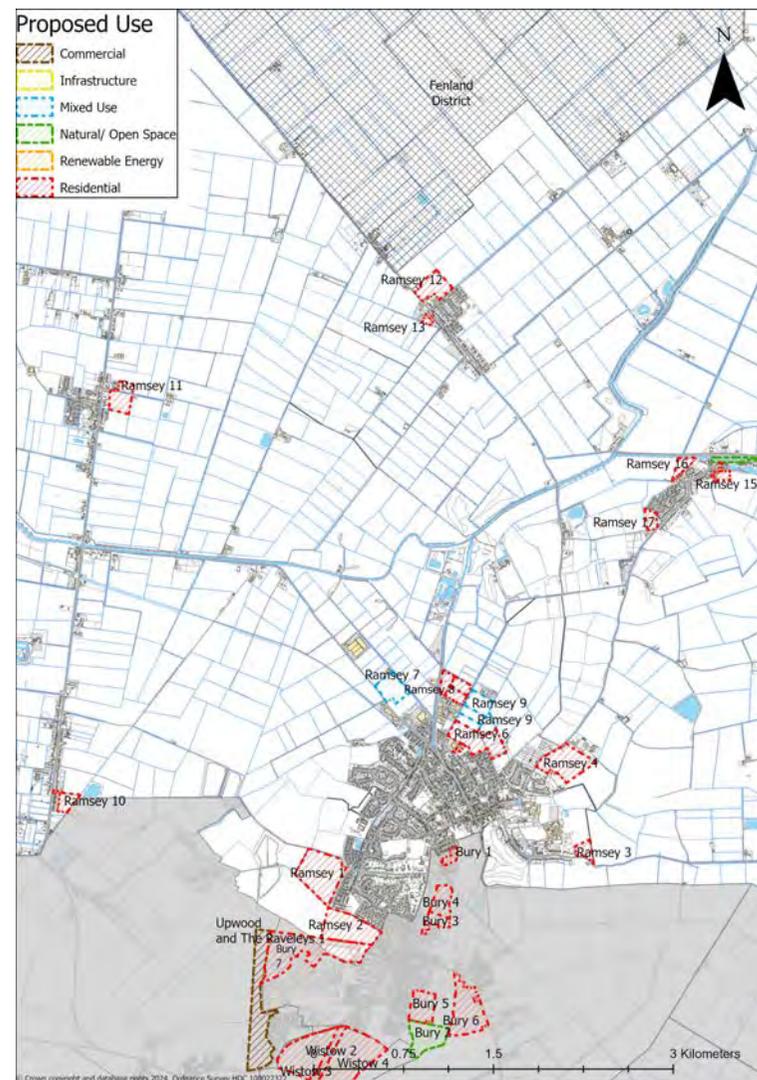
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Ramsey

1.11 A total of 17 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Ramsey 1: Land South of Biggin Lane, Ramsey
- Ramsey 2: Land to the West of Longland Crescent, Ramsey
- Ramsey 3: Land North of Hollow Lane, Ramsey
- Ramsey 4: Land East of Wood Lane, Ramsey
- Ramsey 5: Land at Newtown Road, Ramsey
- Ramsey 6: Land East of Stocking Fen Road, Ramsey
- Ramsey 7: Ramsey Gateway, St Mary's Road, Ramsey
- Ramsey 8: Peppers yard, Stocking Fen, Ramsey
- Ramsey 9: School Farm, Stocking Fen Road, Ramsey
- Ramsey 10: Land off Ugg Mere Court Road, Ramsey Heights
- Ramsey 11: Land off Middlemoor Road, Ramsey St Mary
- Ramsey 12: Chestnut Farm, Ramsey Mereside
- Ramsey 13: Land on Oillmills Road, Ramsey Mereside
- Ramsey 14: Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot
- Ramsey 15: Land at Bridge Farm, Ramsey Forty Foot
- Ramsey 16: Forty Foot Field, North of Mill Lane, Ramsey Forty Foot
- Ramsey 17: Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey

Please note that Bury 7: RAF Upwood - Phase 3, Bury also partially falls within Ramsey parish, but it has been included under Bury as most of the site lies within that parish area.



Ramsey 1: Land South of Biggin Lane, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is classified as being non- agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the western side of Ramsey off from Biggin Lane. It somewhat relates to the settlement as it is adjacent to residential development on its eastern side but it extends out away from the settlement into the countryside. Over the past few years, this side of Ramsey has undergone a significant amount of development which has urbanised the adjoining countryside and seen the built environment of the village extend into the countryside. Development on this site will continue this. The site promoter states that highways improvements will be required to facilitate development of this site.</p> <p>The site promoter seeks to provide some 175 homes on this 11ha site, this would result in a very low density if built across the whole site and be incongruous with the surrounding area, however there is an opportunity to contain development on the eastern side of the site where it relates more closely to the built form and also allowing a substantial portion of the site to be used for landscaping and open space to minimise the extend to which development extends into the countryside. Masterplanning will be required to achieve this as well as exploring how connections could be made to the adjacent development at Stoneman Way to aid integration of the site.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is proposed for some 175 market and affordable housing, this could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is about 1.4km from Ramsey town centre. It is also within 2.5km of the Tesco superstore located on the northern edge of Ramsey. It is not within 800m of a local convenience store.</p> <p>The site is within 1.5km of Ramsey Spinning Infant School and also Ramsey Junior School.</p> <p>The site is beyond the numerous leisure and cultural facilities available within Ramsey and Bury.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of multiple concentration and clusters of employment opportunities. It is approximately 2.5km from the Highlode Industrial Estate Established Employment Area, Abbey College Secondary School and is about 1.4km of Ramsey town centre. When calculating the route from the site via active and sustainable modes of transport, the site is just beyond 5km of Upwood Air Park Established Employment Area.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km of a railway station. It is however about 800m from bus stops along Bury Road, the highest rated being D on the Place-based carbon calculator meaning there is a good level of service.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a footpath adjacent to the site's north eastern most corner along Biggin Lane which could be extended to provide a connection to the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	Development on the site could be incongruous to the surrounding area and could only be successfully integrated with the existing place and community subject to masterplanning and the incorporation of links into the adjacent development at Stoneman Way and highways improvements to Biggin Lane.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is greenfield land classified as being non-agricultural land. It is not constrained by flood risk, nature conservation or heritage designations. The site 1.4km from Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey albeit beyond 800m of these. It is accessible to public transport via bus. The site is proposed for some 175 market and affordable housing, this could include a wide range of types, sizes and tenures. It is located on the western side of Ramsey in an area where the town has expanded considerably. The site extends into the countryside making landscape impact greater and would continue to urbanise the western side of the town and countryside. Integration is also a challenge and accessibility from Biggin Lane will require upgrades to facilitate development.

Updates after initial appraisal

Ramsey 2: Land to the West of Longland Crescent, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with some recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is classified as being non- agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the south western edge of Ramsey. It also has a close relationship with Bury and Upwood forming a key landscape break between these settlements and also Ramsey. This part of Ramsey is undergoing a significant amount of development which is further urbanising the adjoining countryside and as such the site's immediate context is evolving. Additionally, it is in a sensitive location in terms of it being a key landscape break between Ramsey, Bury and the redevelopment of RAF Upwood. The proposed capacity of the site of over 200 homes on almost 10ha of land could make an efficient use of land inline with surrounding densities, however development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalescence between these settlements and therefor adversely impacting landscape and townscape character.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site is proposed for over 200 market and affordable housing, this could include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is about 1.5km from Ramsey town centre. It is about 2.5km of the Tesco superstore located on the northern edge of Ramsey. It is not within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is 800m from Bury Church of England Primary School and is just about 1.5km of Ramsey Spinning Infant School and also Ramsey Junior School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of the White Lion Public House, but is beyond 800m of the other numerous leisure and cultural facilities available within Ramsey and Bury.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of multiple concentration and clusters of employment opportunities: Ramsey town centre, Highlode Industrial Estate Established Employment Area, Abbey College Secondary School and Upwood Air Park Established Employment Area. Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of a railway station. It is however within 800m from bus stops along Bury Road, the highest rated being D on the Place-based carbon calculator meaning there is a good level of service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no existing footpath connection to the site but a public right of way runs along its northern edge which provides a connection through to Upwood Road to the east and Biggin Lane to the north.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	There are challenges in successfully integrating the site into the existing place and community as there is no direct vehicular access into the site, one would have to provided from a neighbouring development site or from Rose Street put this would require upgrades. There is a public right of way along the site's northern edge which provides a pedestrian route.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is greenfield land classified as being non-agricultural land. It is not constrained by flood risk, nature conservation or heritage designations. The site 1.5km from Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey albeit beyond 800m of these. It is accessible to public transport via bus. The site is proposed for some 200 market and affordable housing, this could include a wide range of types, sizes and tenures. It is located on the south western side of Ramey in an area where the town has expanded considerably. It is also in a sensitive location in terms of it being a key landscape break between Ramsey, Bury and the redevelopment of RAF Upwood.

Development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalition between these settlements. Integration is also a challenge, pedestrian access is possible via public right of way but vehicular access would require a route via a pre-existing development which may not be possible to achieve.

Updates after initial appraisal

Ramsey 3: Land North of Hollow Lane, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is classified as being urban land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the eastern side of the built form of Ramsey accessed from Hollow Lane. It has been in use as playing fields for Abbey College. This part of Ramsey has as a much more rural character as it extends into the countryside, as such development of the site at the proposed scale promoted by the site promoter would have an urbanising impact on the this part of Ramsey and could adversely impact its landscape setting. The presence of established trees along its eastern boundary would help to minimise this though. Additionally, this could adversely impact its townscape character as development along Hollow Lane is typically linear fronting onto Hollow Lane, the potential capacity of 30 homes would result in an in depth development out of character with its immediate locality. Therefore, the potential capacity of the site may have to be reduced to enable a development in keeping with local character.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is about 1.1km from Ramsey town centre. It is about 2.2km from the Tesco superstore located on the northern edge of Ramsey. It is beyond 800m of a local convenience store.</p> <p>The site is not within 800m of a primary school but it is about 1.5km from Ramsey Spinning Infant School and also Ramsey Junior School.</p> <p>The site is 800m from the Abbey Terrace leisure club and bowling green and St Thomas A Becket Church but is beyond the other numerous leisure and cultural facilities available within Ramsey and Bury.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 1.5km of multiple concentrations of employment opportunities: it is adjacent to the Abbey College Secondary School and is 1.1km from Ramsey town centre. It is also approximately 2.5km from the Highlode Industrial Estate Established Employment Area.</p> <p>Superfast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a railway station and is about 500m from a bus stop along Abbey Road, this is rated as being E- on the Place-based carbon calculator meaning there is an infrequent service.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is not a footpath along Hollow Lane to the site and there is limited opportunity to provide one to the site. A public right of way runs along the site's eastern edge which provides a connection northwards to Wood Lane but this is quite a protracted route to access services within Ramsey.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	Integrating the site successfully with the existing place and community is challenging due to its edge of town location and is subject to overcoming heritage, landscape and townscape considerations.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is wholly located within a conservation area.

Summary of SA

The site is greenfield land classified as being urban land. It is not constrained by flood risk or by nature conservation designations. It is located within a conservation area and its location on the eastern side of the built form of Ramsey accessed from Hollow Lane. As such, its development will impact heritage assets which masterplanning may be able to overcome, it will also have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside. It has been in use as playing fields for Abbey College. The site 1.1km form Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey. It is accessible to public transport via bus. It is not accessible to natural greenspace.

Updates after initial appraisal

Ramsey 4: Land East of Wood Lane, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield. The south western third of the site (closest to the built form of Ramsey) is classified as being urban land with the remaining two thirds being classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the north eastern edge of the built form of Ramsey accessed from Wood Lane. Adjacent to the site to the north west are cemetery grounds, to the south are residential properties and Ramsey Rural Museum, to the north east is a farm complex where local historical events are held. To the east and south eastern is open countryside. Development would be visible in long distance views from the south and east. Considering the nearby uses surrounding the site and its location, the site has a close relationship not only to the town but also to the countryside. Development could have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside, however, the site promoter seeks a very modest number of homes on a site of this size meaning there is scope for much of the site to be used for landscaping and open space being let undeveloped and potentially concentrate built development within the south western corner of the site where it has the closest relationship with the existing built form.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is about 0.9km from Ramsey town centre. It is about 1.9km from the Tesco superstore located on the northern edge of Ramsey. It is beyond 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is not within 800m of a primary school but it is within 1.5km from Ramsey Spinning Infant School and also Ramsey Junior School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Three Horseshoes Public House, the Abbey Terrace leisure club and bowling green and St Thomas A Becket Church and Ramsey Rural Museum.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km of multiple concentrations of employment opportunities: it is nearby to Abbey College Secondary School and is 0.9km from Ramsey town centre. It is also approximately 2km from the Highlode Industrial Estate Established Employment Area. Superfast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km of a railway station and is also beyond 800m of a bus stop.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath on the opposite side of Wood Lane which provides a connection to the cemetery.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	Development on the site particularly if build development were focused within the south western corner of the site could be successfully integrated with the existing place and community. Development across the whole site would unlikely be able to achieve successful integration without significant landscape and townscape impact.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is wholly located within a conservation area and is located adjacent to two grade II listed buildings: Chapel And Mortuary within the cemetery and also 23 Wood Lane.

Summary of SA

The site is greenfield land with the majority of the site being classified as being grade 2 agricultural land. It is not constrained by flood risk or by nature conservation designations. It is located within a conservation area and is within the setting of two grade II listed buildings. Its location on the north eastern edge of the built form of Ramsey accessed from Wood Lane means the site has a close relationship not only to the town but also to the countryside. Also, development could have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside, however, the site promoter seeks a very modest number of homes on a site of this size meaning there is scope for much of the site to be used for landscaping and open space being let undeveloped. The site 0.9km from Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey. It is not immediately accessible to public transport via bus being beyond 800m of a bus stop. It is not accessible to natural greenspace.

Updates after initial appraisal

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Ramsey 5: Land at Newtown Road, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is previously developed with land previously in commercial use. There is the potential for the reuse materials and/or buildings as well as regenerating previously developed land.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 100% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is heavily constrained by fluvial flood risk with 97.3% of the site being within flood zone 3a and 2.7% is in flood zone 2. There is also risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	The site is previously developed and consists of land classified as being urban.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site is located on a previously developed site within the built form of Ramsey. There is a large commercial building located towards the rear of the site. To the west is a B&M store, to the south and east are residential properties. The presence of established trees and vegetation along its northern, eastern and western edges mean that there is already some landscaping that could be utilised within a potential redevelopment of the site and soften the impact of building development.</p> <p>The proposed capacity of the site makes an efficient use of land that is in keeping with the area and aligns with the adjoining site to the east which has also been redeveloped for 10 new homes. A key constraint to development is flood risk, which will impact the layout and design of development and what sustainable drainage features are incorporated.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is being promoted for 8 market/ and or affordable houses. The site is 0.3ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is about 0.6km from Ramsey town centre. It is about 0.6km from the Tesco superstore located on the northern edge of Ramsey. It is within 800m of the SPAR in Ramsey town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is not within 800m of a primary school but it is within 1.5km from Ramsey Spinning Infant School and also Ramsey Junior School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of numerous leisure and cultural facilities within Ramsey, some of these are: Ramsey Community Centre, Catholic Church of the Sacred Heart, Jolly Sailor Public House, Ramsey library and the Abbey Terrace leisure club and bowling green.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km of multiple concentrations of employment opportunities: it is about 0.6km from Ramsey town centre and also the Highlode Industrial Estate Established Employment Area and it is about 1km from Abbey College Secondary School. Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km of a railway station, it is adjacent to bus stops along Newtown Road but the highest is rated as F on the Place-based carbon calculator meaning there is an infrequent service. There is a footpath along the site's frontage along Newtown Road.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	-	The proposal is for the residential redevelopment of a commercial site. It has not been specified if the existing business on the site is to relocate elsewhere so the proposal may result in the loss of a employment in the local area.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	The proposal includes the redevelopment of a site that is previously developed and is located within the built form of Ramsey. The site can therefore be integrated into the existing place and community subject to detailed flood risk assessment and exploration of mitigation measures to ensure its safety and resilience for future occupiers.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

Summary of SA

The site is a previously developed site within the built form of Ramsey. It is not constrained by heritage or nature conservation designations. It is however heavily constrained by fluvial flood risk with the whole of the site being at risk, 97% of it being within flood zone 3a. Climate change is likely to make this impact worse. The site is located in a sustainable location with good access to shops, services, leisure and cultural facilities, employment opportunities, primary education and public transport via bus. It is not within thresholds for accessible natural greenspace. The site can be successfully integrated into the existing place and community utilising pre-existing vegetation as established landscaping. Whether the site can successfully be redeveloped and made safe from flooding will require engagement with the Environment Agency and LLFA.

Updates after initial appraisal

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Ramsey 6: Land East of Stocking Fen Road, Ramsey

As identified in the LAA, the majority of the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity. Also a third of the site is classified as grade 1 agricultural land and about two thirds of the site is within flood zone 3a.

Therefore, a sustainability appraisal for the site has not been undertaken.

Ramsey 7: Ramsey Gateway, St Mary's Road, Ramsey

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.

Therefore, a sustainability appraisal for the site has not been undertaken.

Ramsey 8: Peppers yard, Stocking Fen, Ramsey

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF. Also the site is within 400m of a water recycling area and within 250m of a waste management area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity

Therefore, a sustainability appraisal for the site has not been undertaken.

Ramsey 9: School Farm, Stocking Fen Road, Ramsey

As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity. Also the vast majority of the site is classified as grade 1 agricultural land.

Therefore, a sustainability appraisal for the site has not been undertaken.

Ramsey 10: Land off Ugg Mere Court Road, Ramsey Heights

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.

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Therefore, a sustainability appraisal for the site has not been undertaken.

Ramsey 11: Land off Middlemoor Road, Ramsey St Mary

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.

Therefore, a sustainability appraisal for the site has not been undertaken.

Ramsey 12: Chestnut Farm, Ramsey Mereside

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.

Therefore, a sustainability appraisal for the site has not been undertaken.

Ramsey 13: Land on Oillmills Road, Ramsey Mereside

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.

Therefore, a sustainability appraisal for the site has not been undertaken.

Ramsey 14: Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The scheme is for open space opportunities compatible with water related development including leisure moorings.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 38% of the site is within flood zone 3b, 28% in flood zone 3a, 3% in flood zone 2 and 31% in flood zone 1. There is also risk from surface water flooding. The proposed land use is water compatible development as it proposes moorings as well as open space opportunities.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	N	The site is wholly greenfield with Forty Foot/ Vermuden's Drain running through the site. It is classified as being grade 2 agricultural land but it is being promoted for open space opportunities.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	N	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200m of a 0.5ha area of natural greenspace but it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes and has limited capacity to linkage to the strategic green infrastructure network.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	Open space uses including the potential for a leisure mooring across the site makes good use of this site as built development is not appropriate due to the extensive risk of flooding impacting the site. Enhancing the site with open space uses would help to reinforce the character of the area and could provide an additional community leisure facility utilising the local landscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is being considered for open space opportunities.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The site is being appraised for open space opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The site is proposed solely for open space opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is over 5km from a railway station. The site is within 800m of bus stops along Ramsey Road, the highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath over the bridge (Ramsey Road) to the west of the site but no footpath along Hollow Road or Forty Foot Bank.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site is being appraised for open space opportunities.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site is being appraised for open space opportunities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be integrated with the existing place and community and provide additional leisure opportunities.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but it is adjacent to Bridge House which is a grade II listed building.

Summary of SA

The site is heavily constrained by fluvial flood risk with 38% of the site being within flood zone 3b. Utilising the site for open space uses and a mooring is therefore an appropriate use of the site. The site is located on the northern edge of Ramsey Forty Foot, utilising the site for open space and leisure uses would enhance the rural edge of the settlement and provide additional leisure facilities for residents. There are no nature conservation designations impacting the site, but it is within the setting of Bridge House which is a grade II listed building which could be impacted by proposals. Enhancing the site with open space uses would help to reinforce the character of the area and could provide an additional community leisure facility utilising the local landscape.

Updates after initial appraisal

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Ramsey 15: Land at Bridge Farm, Ramsey Forty Foot

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some existing agricultural structures on site. It is unclear if these structures are to be retained as they already benefit from prior approval to be converted to residential dwellings or whether they will be demolished to enable a comprehensive development on the site.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is classified as being grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200m of a 0.5ha area of natural greenspace. It has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located on the eastern edge of Ramsey Forty Foot. It relates well to the settlement being in agricultural use and residential development is to the north and west. The existing barns on the site have prior approval to be converted to dwellings already. Hedgerows and other vegetation provide clear southern and eastern boundaries to the site and assist in screening the impact of further development of the site. The site promoter has put the site forward from some 30 homes on the site alongside some open spaces uses which would make an efficient use of land and be in keeping with surrounding densities.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is about 4km from Ramsey town centre. It is beyond 2.5km of a freestanding super market and is beyond 800m of a local convenience store.</p> <p>The site is not within 1.5km of the primary educational facilities within Ramsey.</p> <p>The site is within 800m of the village hall and The George Public House.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of Ramsey town centre, the Highlode Industrial Estate Established Employment Area and Abbey College Secondary School.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a railway station. The site is within 800m of bus stops along Ramsey Road, the highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is no footpath along Hollow Road but there there is greenspace opposite to enable a safe pedestrian route to Ramsey Road where there is a footpath connection.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located that development can be successfully integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but some 50m from the site's western boundary is 15 Ramsey Road which is a grade II listed building whose setting could be impacted by the development of this site.

Summary of SA

The site is located on the eastern edge of Ramsey Forty Foot, it is in agricultural use with existing barns on the site. It is not constrained by flood risk or by nature conservation designations. There are no heritage designations on the site but it is within 50m of a listed building whose setting could be impacted by developing the site. It is accessible to natural greenspace. The site has good accessibility via sustainable modes to services and cultural facilities within Ramsey Forty Foot and while within 5km of Ramsey town centre and employment and educational facilities within Ramsey access to these will likely require journeys being made by private car as the bus service is limited. The site is located that development can be successfully integrated with the existing place and community.

Updates after initial appraisal

Ramsey 16: Forty Foot Field, North of Mill Lane, Ramsey Forty Foot

As identified in the LAA, the majority of the site being located within flood zones 1, 3a and 3b and the proposed residential uses being classed as a more vulnerable use.

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Therefore, a sustainability appraisal for the site has not been undertaken.

Summary of SA

Updates after initial appraisal

Ramsey 17: Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and classified as being grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located on the south western edge of Ramsey Forty Foot. It relates well to the settlement being bounded by residential development to the north and east and a car dealership to the south. To the west of the site is an established area of trees which provides existing landscaping that can be utilised to soften the impact of development on the countryside to the west. There are also some trees along its frontage on Ramsey Road which provide add to the rural nature of the townscape, some of these will need to be removed in order to provide an access to the site which will impact this character but though masterplanning and design this impact is likely not to be substantial. The site promoter has put the site forward from some 30 homes on the site alongside some open spaces uses which would make an efficient use of land and be in keeping with surrounding densities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is about 4km from Ramsey town centre. It is beyond 2.5km of a freestanding super market and is beyond 800m of a local convenience store.</p> <p>The site is not within 1.5km of the primary educational facilities within Ramsey.</p> <p>The site is within 800m of the village hall and The George Public House.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of Ramsey town centre, the Highlode Industrial Estate Established Employment Area and Abbey College Secondary School.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a railway station. The site is within 800m of bus stops along Ramsey Road, the highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a footpath that runs along the site's frontage on Ramsey Road, some of the existing trees that line the frontage of the site would need to be removed to facilitate access.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located that development can be successfully integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

Summary of SA

The site is located on the south western edge of Ramsey Forty Foot. It is not constrained by flood risk, nature conservation or heritage designations. It is not accessible to natural greenspace. The site has good accessibility via sustainable modes to services and cultural facilities within Ramsey Forty Foot and while within 5km of Ramsey town centre and employment and educational facilities within Ramsey access to these will likely require journeys being made by private car as the bus service is limited. The site is located that development can be successfully integrated with the existing place and community and utilise and enhance established vegetation to provide an soft landscape edge softening the impact of built development on the wider countryside.

Updates after initial appraisal

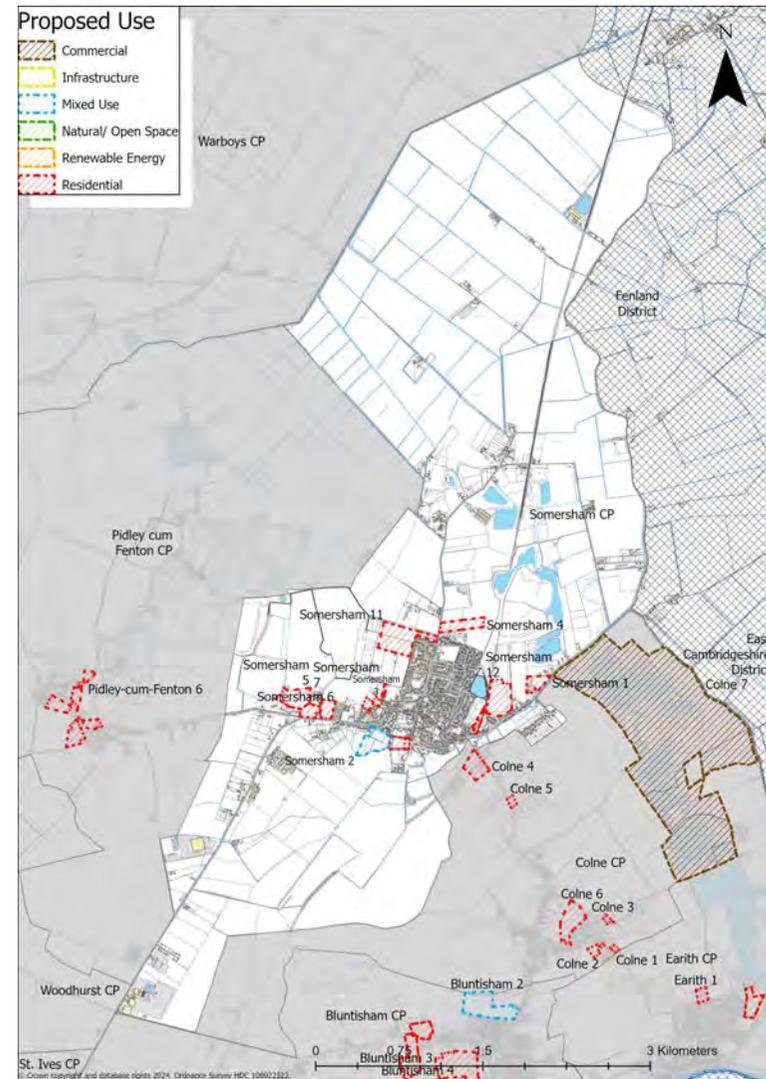
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Somersham

1.12 A total of 14 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Somersham 1: Dews Bus and Coach Depot, Chatteris Road, Somersham
- Somersham 2: Somersham Town Football Club and land to the south of the Football Club, Somersham
- Somersham 3: Land North of The Pasture and South of Rectory Lane, Somersham
- Somersham 4: Land East of Parkhall Road, Somersham
- Somersham 5: Land to West of College Farm, Somersham
- Somersham 6: Land to South of College Farm (smaller site), Somersham
- Somersham 7: Land to South of College Farm (larger site), Somersham
- Somersham 8: College Farm, West of Newlands Industrial Estate, Somersham
- Somersham 9: Land South of 35 Church Street (smaller site), Somersham
- Somersham 10: Land South of 35 Church Street (larger site), Somersham
- Somersham 11: Land to the west of Parkhall Road, College Farm, Somersham
- Somersham 12: Land North of Chatteris Road, Somersham
- Somersham 13: Land East of Chapel Field Lane, Somersham
- Somersham 14: Somersham Telephone Exchange



Somersham 1: Dews Bus and Coach Depot, Chatteris Road, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part previously developed and part greenfield land with existing structures on site meaning that there may be opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 0.04% of the site equating to 0.0008ha.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is predominantly not constrained by fluvial flood risk (99.96%). Flood zone 2 is present on 0.038% of the site equating to 0.0008ha. Medium surface water flood risk is present on 5% of the site in locations near Chatteris Road and in the west of the site. Low risk surface water flood risk is more prominent on 30% of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>Approximately one third of the site previously developed land associated with a coach and bus depot with the remaining land categorised as greenfield.</p> <p>The site is grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is somewhat removed from the main residential centre of Somersham, however housing allocation 'SM5 North of the Bank, Somersham' abuts the western boundary of the proposed site, meaning that integration with this development would be achievable if the allocation were to be built out. Allocation SM5 has reserved matters approval for 132 dwellings. The site is part previously developed land and is well screened from the surrounding countryside meaning landscape impact would be minimal. The proposed density of the development would be in keeping with the density approved for allocation SM5.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site promoter proposed 50 homes which would contribute towards meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site beyond is 800m Somersham Primary School, however there is a primary school within the village that could be accessed.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site beyond 800m of leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is more than 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5kms of a railway station, and is just beyond 800m (850m) of a bus service rated D meaning it has a slightly below average service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	No pavement adjoins the site frontage, but a public right of way is present across the road from the south eastern corner of the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is part previously developed land and part greenfield. The site offers opportunities for the redevelopment of previously developed land.</p> <p>The site is somewhat removed from the main residential centre of Somersham, however has the opportunity to be integrated with the community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway. Pedestrian footpaths would be required to facilitate safe active travel routes into the centre of Somersham to access services and facilities.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage within or in the nearby vicinity of the site.

Summary of SA

The majority of the site is not constrained by fluvial flood risk (99.96%). Flood zone 2 is present on 0.038% of the site, with some surface water flood risk which would require mitigation. Approximately one third of the site previously developed land associated with a coach and bus depot with the remaining land categorised as greenfield. The site is wholly grade 2 agricultural land.

The site proposes 50 homes which would contribute to the housing needs of the district. The site has no immediate access to services, facilities, primary school or employment opportunities, although there is a primary school within the village. The site is beyond 5kms of a railway station, and is just beyond 800m (850m) of a bus service rated D meaning it has a slightly below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is part previously developed land and is well screened from the surrounding countryside meaning landscape impact would be minimal. The site is somewhat removed from the main residential centre of Somersham, however has the opportunity to be integrated with the community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway. Pedestrian footpaths would be required to facilitate safe active travel routes into the centre of Somersham to access services and facilities. The proposed density of the development would be in keeping with the density approved for allocation SM5.

Updates after initial appraisal

Somersham 2: Somersham Town Football Club and land to the south of the Football Club, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is technically greenfield land although partially in use as a football ground, there are some existing structures on site used as part of the existing football ground and facilities meaning that there is some potential for the reuse materials and land.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	The site is wholly located within flood zone 1 with substantial risk from surface water flood risk across the whole of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	The whole of the site is classified as grade 3 agricultural land. The site is not considered to be previously developed land as it is in recreational use.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site includes the existing football ground which is classified on Natural England's Green Infrastructure map as being a 0.5ha of natural greenspace. This sports provision is proposed to be relocated within the site and also provide an additional pitch.</p> <p>It has limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> • Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site is located on the western edge of the built form of Somersham. It includes the existing football grounds and is surrounded by residential development to the north, east and west. It therefore has a strong relationship with the settlement, the site does extend away from the built form but is largely contained by the existing hedgerows and vegetation.</p> <p>The site promoter has submitted within their planning statement an illustrative masterplan for the site which shows that the eastern edge of the site will be left undeveloped to address concerns regarding impact on heritage assets, it also shows that existing tree belts will be retained along the site's edges as well as within the site. The existing access into the site from High Street which serves the current football club will be retained.</p> <p>The proposed uses are compatible with the surrounding area and the proposed capacity would make an efficient use of land and be in keeping with the character of the local landscape and built form.</p>
SA8	<ul style="list-style-type: none"> • Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> • Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site proposes market and/or affordable housing on a site over 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	<p>The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.</p> <p>The site is just beyond 800m of Somersham Primary School, but there is a primary school within the village that can be accessed.</p> <p>The site proposes relocated and enhanced sports provision for the village alongside residential development. It is also within 800m of The Rose And Crown Public House. It is just beyond 800m of St John the Baptist Church and Somersham Library.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	<p>The site is about 400m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a train station but it is within 800m of a several bus stops along West End/ St Ives Road. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>A footpath runs along the site's frontage on West End/ St Ives Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for a mixed use residential and leisure development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The proposal supports provision of a replacement football pitch and also an additional pitch alongside residential development.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to overcoming heritage and landscaping constraints and provide additional leisure and cultural facilities within the village.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site, it is however in a very sensitive location in terms of heritage assets as it is adjacent to the conservation area to the east and also adjacent to a scheduled monument Pond Closes, the site of the former residence of the Bishop of Ely's Palace with fishponds and a later moated site. Therefore, impact on these heritage assets is a development constraint but the existing established vegetation provides some mitigation to potential impact already which should be utilised in a future masterplan for the site.

Summary of SA

The site is technically classified as greenfield land but part of the site is in use football grounds. It is classified as being grade 3 agricultural land. It is constrained by significant risk from surface water flood risk. It is not constrained by nature conservation designations. It is adjacent to several designated heritage assets which could be impacted by the proposal without appropriate mitigation. The site has good accessibility to a local shop, primary education and leisure and cultural facilities within Somersham. The proposal includes relocating the existing football ground and providing an additional pitch. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community.

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Updates after initial appraisal

Somersham 3: Land North of The Pasture and South of Rectory Lane, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding along its southern edge near to The Pasture.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is just beyond Natural England's distance thresholds for natural greenspace. It also has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the western edge of the built form of Somersham. It has a strong relationship with the settlement and provides an opportunity for some infill development as the site is located north of The Pasture, east of Rectory Lane and south of the curtilage of Somersham House. The site is largely well contained with existing established vegetation (some protected). Landscape impact is therefore reduced subject to these being retained. However tree preservation areas are present in two locations, one of which covers the area that joins the eastern and western parcels together, this could present significant ecological and biodiversity impact if removed, affecting the form and character of the existing area. Access is a constraint as Rectory Lane is very narrow with substantial parking impeding movement, The Pasture would be a more appropriate access for the site. There are however impediments to achieving the interconnectedness of the two parcels, as land provided to adjoin the eastern and western parcels includes the curtilage of a grade II listed building. The removal of this could have substantial impact on the

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>setting of the heritage asset altering its form and character. The eastern parcel is also within a conservation area meaning development would require careful design to assist with integration.</p> <p>The proposed uses are compatible with the surrounding area and the proposed capacity would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site proposes market and/or affordable housing on a site of 0.95ha. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is just beyond 800m of Somersham Primary School, but there is a primary school within the village that can be accessed. Measuring from The Pasture, the site is within 800m of The Rose And Crown Public House and football ground. It is just beyond 800m of St John the Baptist Church and Somersham Library.

North East Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	<p>The site is about 400m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives.</p> <p>Ultrafast broadband is available within the vicinity,</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a train station but it is within 800m of a several bus stops along West End/ St Ives Road. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>A footpath runs along the site's frontage on The Pasture, there is also a footpath adjacent to the site along Rectory Lane.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>It is currently unclear whether the comprehensive development of the two parcels of land to could be effectively masterplanned. Major impediments include heritage impact and impact on protected trees.</p> <p>The site is well located adjacent to existing residential development and development of the southern parcel has been confirmed through the approval of an outline planning permission.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The eastern parcel presents issues relating to access, especially from Rectory Lane and would require significant consideration of the impact on transport movements, the conservation area, tree preservation areas and the setting of the grade II listed building.</p> <p>Without further evidence it is unclear whether development within the eastern parcel could be developed as an interconnected development. Development on the site may require the separation of parcels with separate access. The western parcel presents less significant challenges.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	<p>The eastern parcel of the site is within the conservation area. To the north is the grade II listed Somersham House, development on any part of the site could have a significant impact on heritage assets by virtue of obstructing views through or physically detracting from the character of the conservation area. The site proposal has included part of the curtilage of the listed building to allow access to and from the eastern and western parcels. The removal of this could have substantial impact on the setting of the heritage asset altering its form and character. The eastern parcel is also within a conservation area meaning development would require careful design to assist with integration.</p>

Summary of SA

Development on the site would contribute to national objectives of diversifying supply of housing on sites of 1ha or less. The site is greenfield land and classified as being grade 2 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. The site has good accessibility to a local shop, primary education and leisure and cultural facilities within Somersham. It is just beyond the distance thresholds to natural greenspace. It is accessible

to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community.

It is currently unclear whether the comprehensive development of the two parcels of land could be effectively masterplanned. Major impediments include heritage impact and impact on protected trees.

The site is well located adjacent to existing residential development and development of the southern parcel has been confirmed through the approval of an outline planning permission. The eastern parcel presents issues relating to access, especially from Rectory Lane which is very narrow with substantial parking impeding movement. This and would require significant consideration of the impact on transport movements, the conservation area, tree preservation areas and the setting of the grade II listed building. Additional parking for residents on Rectory lane within the western parcel has the opportunity to alleviate some pressure on the Lane.

Without further evidence it is unclear whether development within the eastern parcel could be developed as an interconnected development. Development on the site may require the separation of parcels with separate access. The western parcel presents less significant challenges.

Updates after initial appraisal

Somersham 4: Land East of Parkhall Road, Somersham

- 1.13 As identified in the LAA, the site adjoins a Mineral Development Area. No assessment has been submitted to justify this development and demonstrate that the potential impact from and on the MDA could be adequately mitigated to ensure acceptable levels of residential amenity.
- 1.14 Therefore, a sustainability appraisal for the site has not been undertaken.

1 North East Huntingdonshire

Somersham 5: Land to West of College Farm, Somersham

1.15 As identified in the LAA the site is not suitable for development due to significant constraints such as lack of access and detached nature of the site. An alternative development proposal including this site is set out in Somersham 7: Land to the West of College Farm (larger site), Somersham. Therefore, a sustainability appraisal for the site has not been undertaken.

Somersham 6: Land to South of College Farm, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk. Approximately 3.5% of the site is at medium surface water flood risk (0.3ha) along the southern edge. Medium and high surface water is also present on some of the site covering less than 0.2ha.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is somewhat removed from the main residential centre of Somersham, however small clusters of residential development an industrial estate and public house are nearby. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote.</p> <p>Trees and hedgerow bound the north western boundary meaning that landscape impact would be minimal if they were to be retained. The proposed density is very low which would reflect the site's location.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter proposed 42 homes which would contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site beyond is 800 Somersham Primary School, however there is a primary school within the village that could be accessed.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of The Windmill Public House and football ground, but beyond 800m of other leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 300m of West Newlands Industrial Estate, which could provide some employment opportunities it is more than 5kms of multiple concentrations of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	A footpath adjoins the site frontage making it accessible to reach the site using active travel. The site is within 500m of a public right of way to the east accessible off St Ives Road and 600m of another accessible off Pidley Hill
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	A Scheduled Monument, Obelisk at - White Post, is situated approximately within 40 metres south-west of the site on the opposite side of St Ives Road, development is unlikely to impact this, however opportunities to enhance or minimise impact on this should be considered.

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Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site proposes 42 homes which would contribute to the housing needs of the district. The site has limited access to services and facilities with a public house and football ground within 800m of the site. The site is beyond 800m of a primary school although there is a primary school within the village. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. A scheduled monument is within 40m of the site which would require assessment.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities. Trees and hedgerow bound the north western boundary meaning that landscape impact would be minimal if they were to be retained. The proposed density is very low which would reflect the site's location.

Updates after initial appraisal

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Somersham 7: Land to South-West of College Farm (larger site), Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk. Approximately 1% of the site is at medium surface water flood risk (0.3ha) along the southern edge. Medium and high surface water is also present on some of the site covering less than 0.2ha.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is somewhat removed from the main residential centre of Somersham, however small clusters of residential development an industrial estate and public house are nearby. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote.</p> <p>The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. The proposed density is very low which would reflect the site's location.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site promoter proposed 125 homes which could include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site beyond is 800 Somersham Primary School, however there is a primary school within the village that could be accessed.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of The Windmill Public House and football ground, but beyond 800m of other leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 300m of West Newlands Industrial Estate, which could provide some employment opportunities it is more than 5kms of multiple concentrations of employment. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. A footpath adjoins the site frontage making it accessible to reach the site using active travel. The site is within 500m of a public right of way to the east accessible off St Ives Road and 600m of another accessible off Pidley Hill
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	A Scheduled Monument, Obelisk at - White Post, is situated approximately within 40 metres south-west of the site on the opposite side of St Ives Road, development is unlikely to impact this, however opportunities to enhance or minimise impact on this should be considered.

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site proposes 125 homes which could include a wide range of types, sizes and tenures. The site has limited access to services and facilities with a public house and football ground within 800m of the site. The site is beyond 800m of a primary school although there is a primary school within the village. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. A scheduled monument is within 40m of the site which would require assessment.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. The proposed density is very low which would reflect the site's location.

Updates after initial appraisal

Somersham 8: College Farm, West of Newlands Industrial Estate, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is not constrained by fluvial flood risk. Medium surface water flood risk is present on 0.65% of the site (0.01ha). Low and high surface water is also present covering less than 7% of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The eastern edge of the site is adjacent to Newlands Industrial Estate. Housing allocation SM2, St Ives Road Somersham is within 200m. This site is currently under construction and will comprise housing and residential care

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>home. The proximity of the industrial estate and housing allocation mean that integration nearby development would be well related to existing built development.</p> <p>Clear views into the site from the open countryside and existing public rights of way mean that some landscaping may be required to allow transition to the countryside. The site promoter proposes low density housing which would reflect its relationship with the countryside to the north.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. However it may be impacted from existing uses at Newlands Industrial estate which would require assessment and mitigation where necessary.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter proposed 55 homes which would contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store. However it is within 850m of Costcutter.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site beyond is 800 Somersham Primary School, however there is a primary school within the village that could be accessed.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of The Windmill Public House and football ground but beyond 800m of other leisure and cultural facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is adjacent to West Newlands Industrial Estate, which could provide some employment opportunities it is more than 5kms of multiple concentrations of employment.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service.</p> <p>A footpath adjoins the site frontage making it accessible to reach the site using active travel. The site is within 300m of a public right of way to the east accessible off St Ives Road and 750m of another accessible off Pidley Hill</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The eastern edge of the site is adjacent to Newlands Industrial Estate, housing allocation SM2, St Ives Road Somersham is within 200m. As such the site has the opportunity to be integrated into the existing community to the east. To enable the development to be effectively masterplanned the development would have to consider Newlands Industrial Estate and the impact of this would have on future occupiers of the site including mitigation where necessary. Landscape impact

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			and mitigation measures would also require consideration. The site links to the village of Somersham, providing active travel solutions to encourage access to services and facilities.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	A Scheduled Monument, Obelisk at - White Post, is situated approximately within 250 metres south-west of the site on the opposite side of St Ives Road, development is unlikely to impact this, however opportunities to enhance or minimise impact on this should be considered.

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site proposes 55 homes which would contribute to the housing needs of the district. The site has limited access to services and facilities with a convenience store, public house and football ground within 800m of the site. The site is beyond 800m of a primary school although there is a primary school within the village. The site is adjacent to West Newlands Industrial Estate, which could provide some employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. A scheduled monument is within 250m of the site which would require assessment.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution, but may be impacted by the adjacent industrial estate. The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The eastern edge of the site is adjacent to Newlands Industrial Estate, housing allocation SM2, St Ives Road Somersham is within 200m. As such the site has the opportunity to be integrated into the existing community to the east. To enable the development to be effectively masterplanned the development would have to consider Newlands Industrial Estate and the impact of this would have on future occupiers of the site including mitigation where necessary. Clear views into the site from the open countryside and existing public rights of way mean that some landscaping may be required to allow transition to the countryside. The site promoter proposes low density housing which would reflect its relationship with the countryside to the north. The site links to the village of Somersham, providing active travel solutions to encourage access to services and facilities.

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Updates after initial appraisal

Somersham 9: Land South of 35 Church Street (smaller site), Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200m of a 0.5ha area of natural greenspace. It has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the southern edge of Somersham, it is adjacent to residential development and nearby to local leisure and cultural facilities. It therefore relates well to the settlement. It is somewhat obscured from view by trees and vegetation along Church Street and is fairly enclosed as a result apart from its western edge which is completely open as it forms part of a larger field known as Pond Closes. Its southern edge includes a scheduled monument.</p> <p>The location and size of the site may lend itself to a frontage style development in keeping with the development to the north and east, this would however result in the loss of some of the established vegetation impacting the local street scene.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site proposes starter/ affordable housing on a site of 0.44ha. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is just beyond 800m of Somersham Primary School, however there is a primary school within the village that can be accessed.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of The Rose And Crown Public House, St John the Baptist Church, Somersham Library, football ground.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	The site is about 1,000m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives. Ultrafast broadband is available within the vicinity,
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of a train station but it is within 800m of a bus stop located at the junction between Church Street and High Street which is rated as D on the Place-based carbon calculator meaning there is an infrequent service. There is a footpath adjacent to the site's frontage on Church Street.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to heritage and landscape constraints being successfully overcome.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The southern edge of the site is within a designated scheduled monument called Pond Closes (this forms land historically used as the home of the Bishop of Ely) and the whole of the site is within a conservation area. There are also several listed buildings to the north and south of the site. While heritage is a constraint, given the enclosed nature of the site, development of the land is less likely to have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained, however as highlighted this may not be possible if a frontage development is pursued. Additionally, the site promoter seeks about half of the site to be used for natural open space which could be masterplanned to include the land protected for its archaeological value.

Summary of SA

Development on the site would contribute to national objectives of diversifying supply of housing on sites of 1ha or less. The site is greenfield land and classified as being grade 3 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. It is within the conservation area and there is a scheduled monument on the southern edge of the site. The site has good accessibility to a local shop, primary education and leisure and cultural

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facilities within Somersham. It is accessible to natural greenspace. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community subject to appropriate masterplanning.

Updates after initial appraisal

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Somersham 10: Land South of 35 Church Street (larger site), Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200m of a 0.5ha area of natural greenspace. It has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the southern edge of Somersham, it is adjacent to residential development and nearby to local leisure and cultural facilities. It therefore relates well to the settlement. It is somewhat obscured from view by trees and vegetation along Church Street and is fairly enclosed. Its southern edge includes a scheduled monument. To the west is another site submission for the redevelopment of the football ground and additional pitch provision. Development of the site would therefore be compatible with surrounding land uses. It is however sensitively located on the southern edge of Somersham and has a more rural feel as the settlement transitions into the countryside. There is also archaeological value in this part of the village. The site promoter seeks about half of the site to be used for natural open space which could be masterplanned to include the land protected for its archaeological value.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site proposes starter/ affordable housing on a site greater than 1ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	<p>The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.</p> <p>The site is just beyond 800m of Somersham Primary School, however there is a primary school within the village that can be accessed.</p> <p>The site is within 800m of The Rose And Crown Public House, St John the Baptist Church, Somersham Library, football ground.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	<p>The site is about 1,000m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives.</p> <p>Ultrafast broadband is available within the vicinity,</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km of a train station but it is within 800m of a bus stop located at the junction between Church Street and High Street which is rated as D on the Place-based carbon calculator meaning there is an infrequent service.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a footpath adjacent to the site's frontage on Church Street.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to heritage and landscape constraints being successfully overcome.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The southern edge of the site is within a designated scheduled monument called Pond Closes (this forms land historically used as the home of the Bishop of Ely) and the whole of the site is within a conservation area. There are also several listed buildings to the north and south of the site. While heritage is a constraint, given the enclosed nature of the site, development of the land is less likely to have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained. Additionally, the site promoter seeks about half of the site to be used for natural open space which could be masterplanned to include the land protected for its archaeological value.

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Summary of SA

The site is greenfield land and classified as being grade 3 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. It is within the conservation area and there is a scheduled monument on the southern edge of the site. The site has good accessibility to a local shop, primary education and leisure and cultural facilities within Somersham. It is accessible to natural greenspace. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community subject to appropriate masterplanning.

Updates after initial appraisal

Somersham 11: Land to the west of Parkhall Road, College Farm, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is not constrained by fluvial flood risk. Medium surface water flood risk is present on approximately 3.3% of the site (0.15ha). Low (10%) and high (1.4%) surface water surface water flood risk is also present .
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is with 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards', but has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is well related to the existing settlement with housing to the south and east of the site and a park, sports pitch and Victory Hall and school nearby. Development of the site would have limited

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			landscape impact, but would have to consider the affect of a tree preservation order on the northern aspect of the site. The density proposed is in keeping with the surrounding area.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site promoter proposed 112 homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket, but within 800m of convenience Stores (Tesco Express, Windsor Green Stores/Premier Express & Costcutter) The site within 800m of Somersham Primary School. The site is within 800m of Somersham Baptist Church, Somersham Library, Somersham Victory Hall, Meadowlands Park. Millennium sports facility and public house, the Rose And Crown.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is more than 5kms from multiple concentrations of employment, but within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road. A footpath along the site frontage will need to be created to join the site with the nearby footpath to make making it accessible to reach the site using active travel. The site has a public right of way within the site, with opportunities to connect to nearby public rights of way approximately 5m from the western boundary.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	The site is well related to the existing settlement with housing to the south and east of the site and a park. The site is located as such that it could be effectively masterplanned to become part of the existing community. Opportunities exist to link to existing public rights of way to enhance active travel opportunities. No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road, extension of the footpath link to the site would assist with safe pedestrian access to the proposed development. To the south is Somersham and District smallholdings and allotments which

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			wrap around the site to the west, the site would require careful consideration of integration of existing uses and assessment of impact and mitigation where necessary.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage within or in the nearby vicinity of the site.

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site promoter proposed 112 homes which could include a wide range of types, sizes and tenures. The site is within 800m of multiple convenience stores, a primary school, public house, church, library, Somersham Victory Hall, Meadowlands Park and Millennium sports facility. The site is within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service. The site is sufficiently remote from all of the designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is within 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards'. There are no heritage assets within or in the nearby vicinity of the site.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well related to the existing settlement with housing to the south and east of the site and a park, sports pitch and Victory Hall and school nearby. Development of the site would have limited landscape impact, but would have to consider the affect of a tree preservation order on the northern aspect of the site. The density proposed is in keeping with the surrounding area. The site is located as such that it could be effectively masterplanned to become part of the existing community. To the south is Somersham and District smallholdings and allotments which wrap around the site to the west, the site would require careful consideration of integration of existing uses and assessment of impact and mitigation where necessary. Opportunities exist to link to existing public rights of way to enhance active travel opportunities. No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road, extension of the footpath link to the site would assist with safe pedestrian access to the proposed development.

Updates after initial appraisal

Somersham 12: Land North of Chatteris Road, Somersham

As identified in the LAA the site is not suitable for development due to significant constraints such as access, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor, lack of access to gas, mains water and electricity supply and digital telecommunications. Therefore, a sustainability appraisal for the site has not been undertaken.

Somersham 13: Land East of Chapel Field Lane, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with only some sheds on site which provide little opportunity to be reused, therefore, there will be no reuse of materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding in the southern half of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is just beyond Natural England's distance thresholds for natural greenspace. It also has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is on the western edge of Somersham accessed from Chapel Field Lane. There is a much more rural character here with lots of vegetation, narrow lanes and more sporadic development. The site adjoins residential development to the south but it is narrow site which makes designing a scheme in keeping of local character challenging and likely to adversely impact the village character and erode the rural edge of the settlement. It also makes successfully and effectively integrating development into the existing place and community more difficult.</p> <p>The site promoter seeks between 2 and 8 homes on the site which provides some flexibility in terms of layout.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site proposes market and/or affordable housing on a site of 0.2ha. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office. The site is within 800m of Whitehall Independent School and also Somersham Primary School. The site is within 800m of The Rose And Crown Public House, football ground, St John the Baptist Church and Somersham Library.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	The site is about 900m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives. Ultrafast broadband is available within the vicinity,
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of a train station but it is within 800m of several bus stops, the highest rated is at the junction between Church Street and High Street which is rated as D on the Place-based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	

1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no footpath along Chapel Field Road and it is narrow making the likelihood of a footpath connection to the one on Rectory Lane unlikely. It is within 500m of public rights of way but these extend into the countryside and away from the village.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but its southern boundary does however adjoin the conservation area and it is some 70m east of the grade II listed Somersham House. While heritage is a constraint, given the enclosed nature of the site, development of the land is less likely have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained.

Summary of SA

Development on the site would contribute to national objectives of diversifying supply of housing on sites of 1ha or less. The site is greenfield land and classified as being grade 2 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. It is adjacent to the conservation area and is also within the setting of a grade II listed building. The site has good accessibility to a local shop, primary education and leisure and cultural

facilities within Somersham. It is just beyond the distance thresholds to natural greenspace. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site is on the western edge of Somersham, its size makes designing a scheme in keeping of local character challenging and likely to adversely impact the village character and erode the rural edge of the settlement. It also makes successfully and effectively integrating development into the existing place and community more difficult.

Updates after initial appraisal

Somersham 14: Somersham Telephone Exchange

As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.

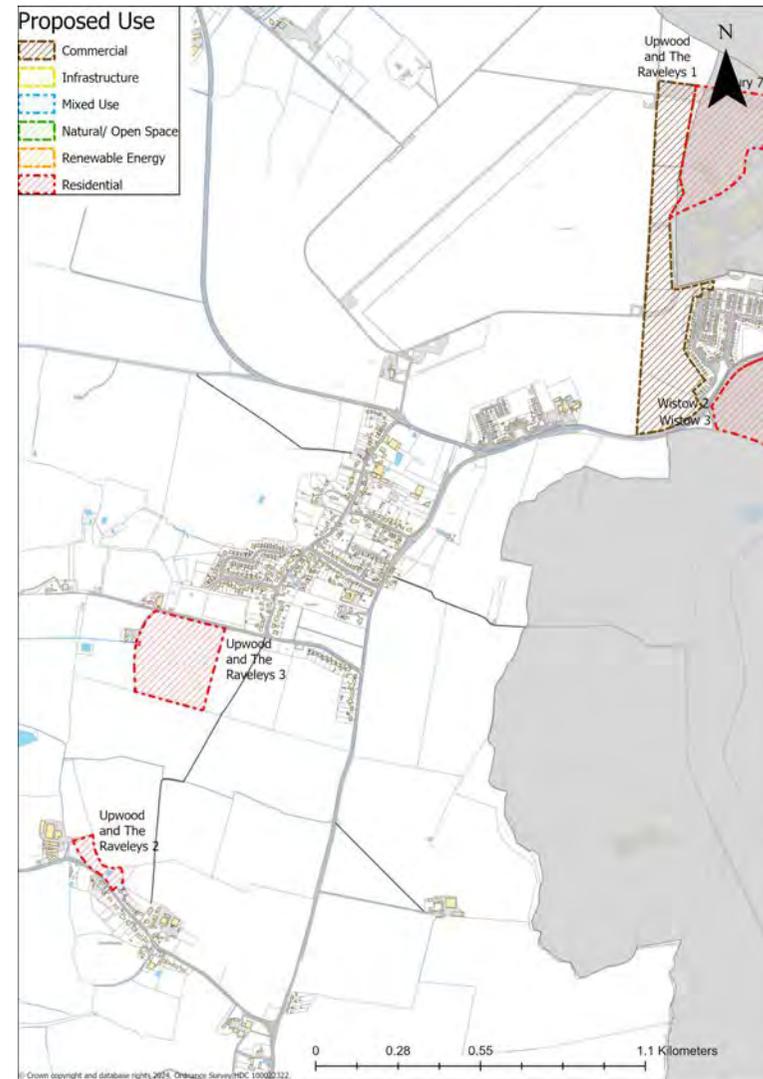
1.16 Therefore, a sustainability appraisal for the site has not been undertaken.

1 North East Huntingdonshire

Upwood and The Raveleys

1.17 A total of 3 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Upwood and The Raveleys 1: RAF Upwood - Phase 4, Upwood
- Upwood and The Raveleys 2: Village Field, Raveley Road, Great Raveley
- Upwood and The Raveleys 3: Upwood Field, Meadow Road, Upwood



Upwood and The Raveleys 1: RAF Upwood - Phase 4, Upwood

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that there is no potential for the reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located partially within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land classified as non-agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote form accessible natural greenspace It has some capacity for linkages to the strategic green infrastructure network as it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 200m of Rolts Wood County Wildlife Site and is about 1km from Upwood Meadows National Nature Reserve. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>This site proposes a fourth phase to the current redevelopment of former RAF Upwood. It is located to the west of Phases One and Two. Its edges are defined by security fencing and some vegetation along its southern, northern and western sides. The site's character therefore relates to its military heritage. The site also adjoins the Upwood Air Park, an Established Employment Area. The proposed employment uses on the site can compliment the nearby commercial uses and provide additional local employment opportunities for the growing population as the redevelopment of the former RAF Upwood progresses.</p> <p>While the site forms an extension to the former RAF Upwood redevelopment, the former RAF base as a whole while historically a separate entity from the settlements of Upwood, Bury and Ramsey, the closure of military activities and its redevelopment for a residential led mixed use development means that its character and its relationship with these settlements is evolving. Considering the wider redevelopment works going on within RAF Upwood, the site's immediate context to the south in particular is continuing to evolve and this site would further this evolution.</p>

North East Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The submitted Vision Document details how built development is not proposed in the north part of the site but will instead be concentrated to the south of Rose Street and that the existing vegetation will be retained. This reduces the potential landscape impact on longer range views.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply. It is noted the promoter states that the site could also be developed for housing rather than employment if employment was not preferred. The SA is assessing the site as an employment scheme only.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 2.3km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop. As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant. The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site proposals almost 5ha of employment land which could provide 19,500 sqm of commercial floorspace. It is also adjacent to the Upwood Air Park Established Employment Area and within 5km
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>of other employment concentrations at Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area.</p> <p>It benefits form ultrafast broadband in the vicinity.</p>
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is beyond 5km of a train station, its southern edge along Ramsey Road is nearby to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is a footpath along Ramsey Road that runs along the site's frontage.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The site is proposing some 19,500 sqm of employment floorspace on almost 5ha of land. The potential number of jobs that could be created is unknown at this stage.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site could be masterplanned so that it could provide additional employment opportunities for the growing residential led redevelopment of former RAF Upwood. It would also compliment the adjacent Upwood Air Park and could enhance and support businesses there too.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	<p>There are no designated heritage assets on site or nearby that would be adversely impacted by the proposal.</p>

Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as non-agricultural land. It is not accessible to nature greenspace, it is about 200m from Rolts Wood County Wildlife site and about 1km from Upwood Meadows National Nature Reserve. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus. It proposes employment development as an additional phase to the ongoing redevelopment of former RAF Upwood. There is little employment currently committed on this site so this proposal provides opportunities for a greater range of uses and supports local job opportunities. This is compatible with nearby uses being adjacent to the Upwood Air Park Established Employment Area. There is ultrafast broadband available too which can support employment development. The site is located such that successful integration with the evolving place and community that is being developed on the former RAF site can be achieved.

Updates after initial appraisal

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Upwood and The Raveleys 2: Village Field, Raveley Road, Upwood

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located outside of a water catchment area but the closest one to the site is Upwood which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new developments.</p> <p>The whole of the site is within flood zone 1, there is some surface water flood risk across the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield land and classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is just over 200m of a 0.5ha area of natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is about 1km from Upwood Meadows National Nature Reserve but is sufficiently remote from designated nature sites to have an impact.</p> <p>sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is within the landscape and visual setting of the Great Fen. It has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	

North East Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located in Great Raveley which is a very small cluster settlement within the parish of Upwood and the Raveleys. Development within the settlement is categorised by very low density linear development along Raveley Road. The site is located to the north of Raveley Road and is irregular in shape. It relates well to the settlement but it has a rural character and is fairly open with longer range landscape views. It extends and slightly curves away from the settlement, development in this corner (accounts for about 0.42ha) would be out of character and have greater landscape impact. It forms a substantial open area within the settlement accentuating its rural character. There is a pond within the site and electricity poles within the site which will impact the scale of development as well as its layout. The proposed capacity put forward of 5 to 7 homes on a site off about 1ha is very low and would not make the most efficient use of land. However considering the rural nature of the settlement, its existing form of development and the constraints within the site this enables some flexibility in reducing the net developable area.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is proposed for market/ and or affordable housing. The site area is 0.99ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is beyond 5km of Ramsey town centre, is beyond 2.5km of a freestanding supermarket and also beyond 800m of a local convenience store.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school in Great Raveley, with it falling within the catchment for Upwood Primary Academy School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is not within 800m of any leisure or cultural facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	The site is within 5km from Upwood Air Park Established Employment Area, it is beyond 5km of Abbey College Secondary School and Highlode Industrial Estate in Ramsey. Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km of a train station and is about 800m of bus stops on Upwood Road, the highest rated is F on the Place-based carbon calculator meaning there is an infrequent service. There is no footpath along the site' frontage on Raveley Road or adjacent to the site. A public right of way runs along the site's western edge and there is also another right of way 250m south of the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 		
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage designations on site or nearby to the site which could be impacted by proposals.

Summary of SA

The site is not constrained by fluvial risk, there is some surface water flood risk. It is greenfield and classified as being grade 3 agricultural land. It is about 1km from Upwood Meadows National Nature Reserve and within the landscape and visual setting of the Great Fen but is not constrained by heritage designations. It has very limited accessibility to local leisure and cultural facilities, public transport options, employment options and the primary school is located in the nearby village of Upwood. It is however accessible to some natural greenspace. Ultrafast broadband is available in the vicinity. The site relates well to the settlement being located on its northern edge, it does have a rural feel and also relates to the countryside, landscaping and masterplanning the site so that development relates well to its context is required as well as accommodating electricity poles and the pond that is within the site.

Updates after initial appraisal

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Upwood and The Raveleys 3: Upwood Field, Meadow Road, Upwood

As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.

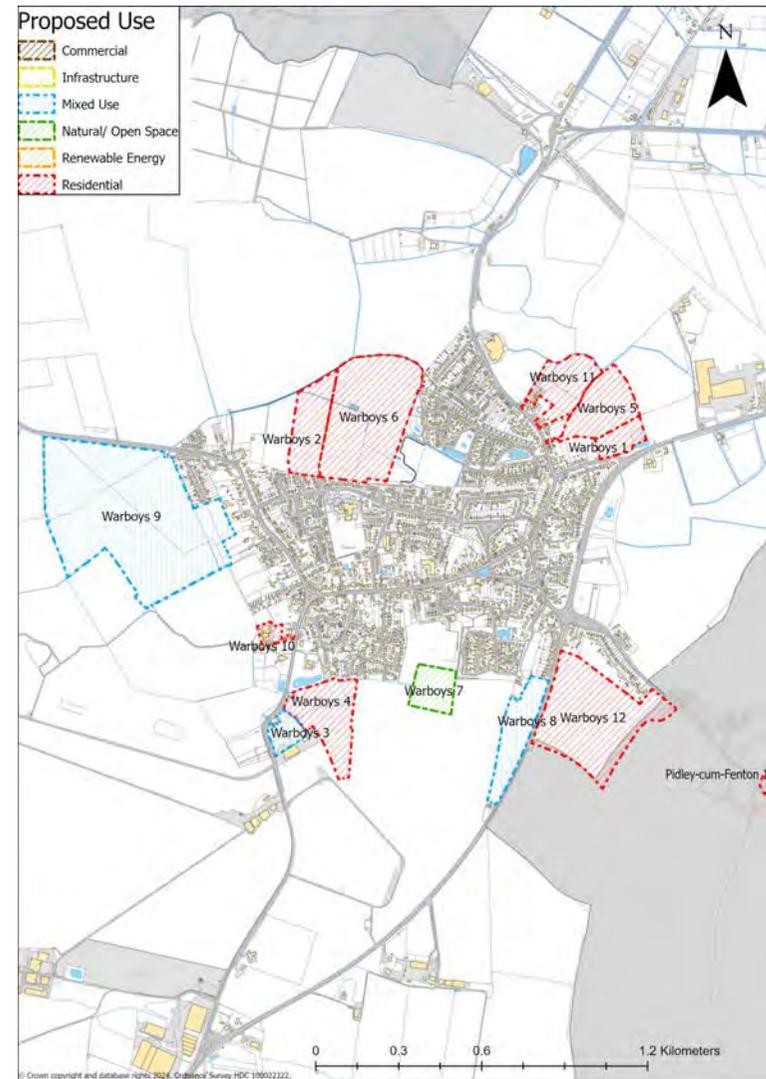
Therefore, a sustainability appraisal for the site has not been undertaken.

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Warboys

1.18 A total of 12 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Warboys 1: Land on Heath Road, Warboys
- Warboys 2: Land adjacent to Second and Third Avenue, Warboys
- Warboys 3: Land rear of 51 Church Road, Warboys
- Warboys 4: Land East of Church Road, Warboys
- Warboys 5: Little End, Station Road, Warboys
- Warboys 6: Land North of Humberdale Way, Warboys
- Warboys 7: Land South of Warboys Sports Field, Warboys
- Warboys 8: Land at New Road, Warboys
- Warboys 9: Land at Ramsey Road, Warboys
- Warboys 10: Manor Farm Buildings, Church Road, Warboys
- Warboys 11: Land to the rear of 70 - 84 Station Road, Warboys
- Warboys 12: Land off Fenton Road, Warboys



Warboys 1: Land on Heath Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 and is at low risk of surface water flooding
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly classified as grade 3 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located in the north east of Warboys north of Heath Road (A141). There is a linear residential development immediately to the south west of the site, buildings for agricultural use and some residential properties to the south east and a large employment site approximately 400m to the east. This means the site does have a relationship with the built form. However, it is somewhat detached from the settlement and has a close relationship with the countryside due to being largely contained by greenfield land, to the north, east, west and also to the south east beyond Heath Road, and being located on the north eastern edge of the village with a junction for the A141 to the south. It's prominence within the countryside is lessened by built development immediately beyond the greenfield land to the west and east and a significant landscape buffer along the southern boundary which partially screens the development from the wider landscape, townscape and on approach to Warboys. However, the northern boundary is completely open and therefore significant landscape buffering will be required to conserve the character and form of the local area. In addition, the built form along Heath Road is linear in form and therefore development on the whole site could be out of line with the townscape character of this part of Warboys. The proposed capacity of the site of between 18-20 homes on a site of 1.5 ha is very low density but it is in keeping with the densities of surrounding residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The A141 is situated opposite the site frontage and therefore may be exposed to noise or air pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is in Warboys village where there is a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Warboys Airfield Industrial Estate. There are modest employment opportunities within Warboys village and 500m west from a large employment site with distribution/ transport uses.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	There is a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	A pavement needs to be created to join the site with a nearby public footpath.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site does not include employment, commercial or tourism uses
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it may be difficult to integrate with the existing place and community due to being, as mentioned SA7, somewhat detached from the settlement, contributed to by a number of factors. Development on the site would need to be sensitive to the adjoining green wedge and pond to the south west to ensure the vegetated feel to this area of the village is not compromised. Screening along the northern boundary will mitigate adverse impact from public vantage points to the north. Safe highway access to the site is essential for successful integration with the settlement/ community. There is a pavement near to the site frontage allowing access to shops and services in Warboys.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is greenfield, wholly classified as grade 3 agricultural land. It is in flood zone 1 with low risk of surface water flooding. The site has limited access to natural green space according to Natural England's mapping but is sufficiently remote from all of the designated nature assets. It is also remote from designated heritage assets. There is high prevalence of culture and leisure facilities in Warboys which could be accessed from the site by active travel infrastructure; a pavement will need to be created along the frontage to join up with a nearby pavement. The site also has access to a local convenience store, primary school, a regular bus service within 800m. There are employment opportunities within Warboys, immediately to the east and also a Established Employment Area within 5km. The site has a close relationship

with the countryside with greenfield land predominantly adjoining the site, there may be adverse landscape impact particularly from the north due to an open northern boundary. Non-linear development would be out of context of the built form in the immediate area, along Heath Road. It is somewhat detached from the settlement and therefore it may be difficult to integrate the site with the community.

Updates after initial appraisal

Warboys 2: Land adjacent to Second and Third Avenue, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the reuse and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with low recorded risk of surface water flooding
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is located in the north west of Warboys, north of Humberdale Way and adjoins residential properties situated along Second and Third Avenue. It therefore has some relationship with the built form. However, it has a closer relationship with the countryside being next to arable farmland to the west, east and north with completely open boundaries. The location and shape of the site and the amount of development would be highly prominent in the countryside and isolated from the existing built form within Warboys. The capacity of the site of 160 homes on a plot of 4 ha is a reasonable density given it's location but would be completely out of line with the context of the immediate local area.</p> <p>The land to the east of the site has been put forward by the same site promoter which would significantly improve the integration of the site if they come forward/ are developed in conjunction.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is remote from major sources of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site has a capacity of 160 homes which include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of two local convenience stores.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site fronts onto Second and Third Avenue which is opposite Warboys Community Primary School
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Warboys Airfield Industrial Estate which is an Established Employment Area. There are also modest employment opportunities within Warboys village. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	There are multiple bus stops within 800m from the site including a service that is rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There are pavements outside the proposed highway access to the site, along Second and Third Avenue
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site does not include employment, commercial or tourism uses
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is located such that it would be difficult to integrate the site with the place and community. As suggested within SA7, the site is out of context with the built form. In addition, it is likely the potential access points from Second and Third Avenue would require significant upgrading to accommodate increased traffic flow generated by the development.</p> <p>Successful integration of the site is dependent on land to the east (CfS: 148) coming forward.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development. It is approximately 350m north of Warboys Conservation Area with substantial residential development between the site and the conservation area.

Summary of SA

The site is flood zone 1 with low recorded risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space and is not in an area of strategic focus for green infrastructure. It is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the other designated nature assets. The site is in close proximity to a primary school, local convenience store, regular bus service, employment opportunities and numerous culture and leisure facilities. It has a capacity of 160 homes which could include a wider range of tenures, types and sizes. However, the proposal has a strong connection with the countryside and a weak relationship with the built form, with the potential to cause significant adverse landscape impact. Hence, it would difficult to integrate the site with the existing place and community. There are no designated heritage assets that would be negatively impacted by the development.

Updates after initial appraisal**Warboys 3: Land rear of 51 Church Road, Warboys**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	The site promoter has stated the site is part brownfield, part greenfield. There are materials in the south of the site that could be reused or recycled.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with minimal risk of surface water flooding.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+		Part of the site is previously developed offering modest opportunities to prioritise development on this type of land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-		The site is wholly classified as grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-		The site does not meet Natural England's criteria for accessing green space but it is approximately 500m from a playground along Church Road.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++		The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-		The site is outside an area of strategic focus for green infrastructure and the development will likely involve the removal of established trees situated within the site, potentially causing adverse impact to existing habitats.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	--	The site is located to the south west of Warboys, east of Church Road (B1040). It is largely separate from residential areas in Warboys by a strip of greenfield land to the north, although it does have a close relationship with an employment site adjoining the site to the south. The site is largely contained from the surrounding landscape by established trees and hedgerow wholly bordering the site, reinforced by established vegetation along the Church Road (site frontage). Given its close association with the employment site to the south and being isolated from the residential built form in Warboys, the proposal may be better suited for employment use. However, the site is wholly within Warboys Conservation Area and there are a significant number of established trees on site meaning the achievability of the development would likely depend on the removal of protected trees. This would negatively impact the character of the CA, habitats and

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
		<div style="display: flex; justify-content: center; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #f4a460; margin-right: 5px;"></div> <div style="width: 15px; height: 15px; background-color: #e31a1c; margin-right: 5px;"></div> </div>	the vegetated feel of this area on approach to Warboys. The proposed capacity of the site is unknown and a range of uses have been put forward on the site. The score for employment use has been given a single minus (-) whilst for residential use a double minus (--) for the scoring of SA7.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	There is a large employment site for distribution/ logistics use to the south of the site which may subject the site to noise, air and light pollution. This may be a particular problem if the site is put forward for residential use but less of an issue if the development is for the same use, which is within the scope of the proposal.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site could contribute to the housing needs of the district if the it is put forward for residential use.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1.5 km from Warboys Community Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of St Mary Magdalene church, Warboys Parish Centre and associated playing fields, The White Hart pub, a public park and a library.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	A number of employment uses have been put forward by the site promoter but the capacity has not been specified. It is approximately 1.1km from Warboys Airfield Industrial Estate, an Established Employment Area.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is superfast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a non-paved footpath immediately opposite the site frontage on Church Road which turns into a paved footpath approximately 100m north approaching the Warboys village.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site proposes employment use including commercial leisure, logistics and distribution which would classify as low job density.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site proposal does not include retail or social uses
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>For residential use, it would be difficult to effectively masterplan the site to integrate with the existing place and community. It is removed from the built form in Warboys and could potentially be incompatible with the distribution employment site to the south due to the negative impact upon residential amenity.</p> <p>The site would be better suited to employment use given the adjoining, relatively large, employment site to the south. However, to retain protected trees in the conservation area located within the site, development would be limited to a small area on the eastern side of the site. Even then, highway access would require the removal of trees. Hence, development on this location would not be sensitive to the character of the local environment.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is wholly within Warboys Conservation Area meaning the development would likely have an adverse impact upon the character of a designated heritage asset.

Summary of SA

The site is in flood zone 1 with minimal risk of surface water flooding. It is classified as grade 2 agricultural land. There are modest opportunities for the reuse of previously used land to the south of the site. The site is remote from natural green space according to Natural England's standards but it is close proximity to a public park. It is sufficiently remote from the designated nature assets but it is wholly within Warboys Conservation Area meaning the proposal would likely lead to adverse impact upon a designated nature asset, particularly due to the potential for established trees on the site being removed. This would cause disruption to habitats and habitat connectivity. The site promoter has submitted a range of potential uses for the site. The site is removed from the residential built form within Warboys and it would be integrate into the existing place and community in for residential use. Whilst the proposal is more compatible for employment use, it may cause significant harm to the conservation area and would also be difficult to achieve without potentially harming the local environment. The site is located in close proximity to a range of culture and leisure facilities, a local convenience store, a primary school, a regular bus service and employment opportunities. There is a pavement immediately outside the site frontage. Employment opportunities could be provided on site or the proposal could help to meet the housing needs of the district if residential use is brought forward.

Updates after initial appraisal

Warboys 4: Land East of Church Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with some risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly classified as grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site does not meet Natural England's criteria for accessing green space but it is approximately 300m from a playground along Church Road.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside an area of strategic focus for green infrastructure and the development will likely involve the removal of established trees situated within the site, potentially causing adverse impact to existing habitats.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the south western edge of Warboys potentially accessible from Church Road to the west. There is built development to the north of the site, adjoining the curtilage of residential properties including the gardens of a Listed Building (18A Church Road), and a relatively large employment site beyond the south western boundary. Further to the north sits a large residential area and therefore the site has a close relationship with the built form. The site also has a relationship with the countryside with multiple agricultural fields beyond the south eastern boundary and views into the site, particularly the southern portion are likely which would need to be mitigated. Development to the north of the site would take advantage of existing established hedgerow and trees that traverse the middle of the site (west to east) and improve integration with the built form. That said, the northern part of the site is predominantly within a conservation area and access to the site and potentially the developable area could involve the removal of trees, negatively impacting the setting of Warboys Conservation Area and TPOs along the northern boundary. The proposed capacity of 25 homes on a site area of 4.8 ha would be very low density in comparison to built development to the north but it could allow flexibility in terms of layout and allow retention of protected trees (TPOs and in conservation area).</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>There is a large employment site for distribution/ logistics use to the south west of the site which may subject the site to noise, air and light pollution negatively impacting residential amenity.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site could contribute to the housing needs of the district</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	<p>The site is within 800m of a local convenience store</p> <p>The site is approximately 1.5 km from Warboys Community Primary School.</p> <p>The site is within 800m of St Mary Magdalene church, Warboys Parish Centre and associated playing fields, The White Hart pub, a public park and a library.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is approximately 1.1km from Warboys Airfield Industrial Estate, an Established Employment Area.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.</p> <p>There is a pavement immediately outside the site frontage on Church Road (B1040)</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site proposes residential use.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site proposal does not include retail or social uses

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to integrate with the existing place and community. There is a pavement immediately opposite the frontage allowing access to the shops and services within Warboys. To minimise the adverse impact to the local area, the development should be sensitive to Warboys Conservation Area and TPOs along the northern boundary.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	Approximately half of the site is within Warboys Conservation Area which could be adversely impacted by the development. Access to the site will likely require the removal of established trees within the conservation area.

Summary of SA

The site is in flood zone 1 with some risk of surface water flooding. It is wholly greenfield, classified as grade 3 agricultural land. The site is sustainably located, within 800m of multiple culture and leisure facilities, a local convenience store, a primary school and a regular bus service which is accessible by public footpath situated immediately opposite the site frontage into Warboys. The site is remote from natural green space according to Natural England's Standards but it is approximately 300m south of a playground along north road. It is sufficiently remote from all of the designated nature assets. The site has a close relationship with the built form to the north and countryside to the south, development limited to the north of the site would improve integration with the landscape and townscape character. The north western part of the site is within Warboys Conservation Area, there are TPOs along the northern boundary and a listed building can be sited to the north of the site; the proposal would need to be sensitive to the character of this designated heritage asset.

Updates after initial appraisal

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Warboys 5: Little End, Station Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with no recorded risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly classified as grade 3 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing natural green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Warboys Wood SSSI but it is sufficiently remote from all of the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located in the north east of Warboys accessed via Station Road to the west. The developable area is situated behind a row of houses on Station Road accessed via a relatively thin track within the site. It is also behind properties on Heath Road and approximately 240m west of a large industrial employment site. This shows the site has a relationship with the built form. Despite this, the site is predominantly surrounded by greenfield land and would be visible for long distances from the north demonstrating it's connection with the countryside. In combination, the scale and location of the site would be out of context with the existing townscape and may cause substantial adverse landscape impact. The large employment site to the east partially reduces the landscape impact and increases relationship with built form.</p> <p>As suggested, the proposed capacity of 150-200 homes on a 4.6ha site would be of a substantially larger scale compared to the built form in the immediate area and is a higher density (approximately 43 dph) than expected given the edge of village location of the site. It would form a significant extension to this part of Warboys far beyond the existing built line, out of context with the townscape character.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 250m from a relatively large employment site containing transport and distribution businesses which could expose the development to noise, air or light pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site's intended capacity is 200 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is in Warboys village where there is a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Warboys Airfield Industrial Estate. There are modest employment opportunities within Warboys village and 800m west from a large employment site with distribution/ transport uses. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	There is a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a public right of way running along the northern boundary and a pavement immediately opposite the site frontage.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it would be difficult to integrate into the existing place and community. The existing track within the site for highway access is thin with little scope for upgrading given the presence of residential properties either side. In addition, as mentioned in SA7, the site would be out of context with the settlement given it's scale and location.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is greenfield, wholly classified as grade 3 agricultural land. It is in flood zone 1 with low risk of surface water flooding. The site has limited access to natural green space according to Natural England's mapping but is sufficiently remote from all of the designated nature assets except Warboys Wood SSSI to the north of the site. It is also remote from designated heritage assets. There is high prevalence of culture and leisure facilities in Warboys which could be accessed from the site by active travel infrastructure; there is a pavement opposite the site frontage and a public right of way along the northern boundary. The site also has access to a local convenience store, primary school, a regular bus service within 800m. There are employment opportunities within Warboys, immediately to the east and also a Established Employment Area within 5km. Given the scale and location of the proposal, it would be out of context with the townscape character and difficult to integrate with the existing place and community.

Updates after initial appraisal

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Warboys 6: Land North of Humberdale Way, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the reuse and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with low recorded risk of surface water flooding
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located in the north west of Warboys, north of Humberdale Way and is potentially accessible from Third Avenue. It adjoins residential areas to the south and partly the east with the existing built line situated further to the north east</p> <p>and south making up large residential areas in Warboys. This shows the site has a close relationship with the built form. However, it also has a close relationship with the countryside with two relatively long open boundaries adjoining agricultural land to the north and west. Appropriate landscape mitigation is essential to screen the site from long distance views and public right of ways. The site has a capacity of 500 homes on a site of 12 ha meaning the site would have a density of approximately 42 dwellings per hectare which is relatively high in a large village location. However, immediately to the north east is an allocated site in the existing Local Plan meaning the amount of development may be more in keeping with surrounding built up areas.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site of a scale that would cause a significant increase in traffic flow which may lead to air and noise pollution in a village location.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site has a capacity of 500 homes which include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of two local convenience stores.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site fronts onto Second and Third Avenue which is opposite Warboys Community Primary School
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Warboys Airfield Industrial Estate which is an Established Employment Area. There are also modest employment opportunities within Warboys village.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	There are multiple bus stops within 800m from the site including a service that is rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The site does not include employment, commercial or tourism uses

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site located such that it could be masterplanned to integrate with the existing place and community. As mentioned in SA7, the site is adjacent to large residential areas to the east and south and is relatively central in Warboys meaning development in this location may limit the adverse impact upon the existing townscape. However, it is unclear whether Third Avenue would be able to accommodate the increase in traffic flow generated from the proposal. The site submitted to the west (CfS 104) has been submitted by the same site promoter, the two sites therefore may have potential to come forward as a cohesive scheme. There is a public right way running along the western boundary which would need to be integrated into the design process.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development. It is approximately 350m north of Warboys Conservation Area with substantial residential development between the site and the conservation area.

Summary of SA

The site is flood zone 1 with low recorded risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space and is outside an area of strategic focus for green infrastructure. It is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the other designated nature assets. The site is in close proximity to a primary school, local convenience store, regular bus service, employment opportunities and numerous

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culture and leisure facilities. It has a capacity of 500 homes which could include a wider range of tenures, types and sizes. Pollution generated from increased traffic flow may be an issue. The site has a close relationship with the built form adjacent to large residential areas to the east and south and although the proposed capacity would be high in a large village location it is somewhat similar to the surrounding built form, particularly to the north east where there has been housing development in recent years. It could integrate with the place and community but would need to ensure sufficient landscaping on the north and eastern boundaries to conserve the character of the wider landscape. It is unlikely that any designated heritage assets would be adversely impacted by the development as the site is 350m north of Warboys Conservation Area.

Updates after initial appraisal

Warboys 7: Land South of Warboys Sports Field, Warboys

As identified in the LAA the site is available as the landowner has no intention at this time of selling the land. Therefore, a sustainability appraisal for the site has not been undertaken.

Summary of SA

Updates after initial appraisal

Warboys 8: Land at New Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with no recorded risk of surface water flooding
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land. The site is wholly classified as grade 2 agricultural land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is located on the south east of Warboys and is potentially accessible from New Road situated to the east. Linear development is present on the northern boundary. The site is exposed within the wider landscape, development would have a significant impact on

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the countryside. The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys. It would be highly prominent in the countryside with agricultural fields immediately adjoining the site and further to the south, east and west. In addition, development in this location would alter the rural feel on approach to this area of Warboys. Therefore, it has a very close relationship with the countryside the impact of which would be significant.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site fronts onto the A141 where the national speed limit of 70 mph applies meaning the site may be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is in Warboys village where there is a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is approximately 1.5km from Warboys Airfield Industrial Estate. There are modest employment opportunities within Warboys village.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.</p> <p>The site is remote from pavements and public right of ways. A transport assessment would help to understand whether a footpath along the A141 to link the site with the village is feasible.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site does not include employment, commercial or tourism uses
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? 	-	The site is located such that it would be difficult to integrate with the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 		<p>The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys. It would be highly prominent in the countryside with agricultural fields immediately adjoining the site and further to the south, east and west.</p> <p>It is not clear whether access to Warboys by foot from the site is possible due to a lack of public footpaths and potential unfeasibility of creating a pavement along the A141 (site frontage).</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site but Warboys Conservation Area is located 500m west of the site which could be adversely impacted by the development. Appropriate landscaping along the western boundary could overcome this issue.

Summary of SA

The site is in flood zone 1 with no recorded risk of surface water flooding. It wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space but it is sufficiently remote from all of the designated nature assets. There are multiple culture and leisure facilities, a primary school and local convenience store, employment opportunities and a regular bus service in close proximity to the site. However, it is remote from existing active travel infrastructure and it may be difficult to create a pavement along the A141/ the site's frontage. This could adversely impact the site's integration into the place and community. The site is located on the south east of Warboys and is potentially accessible from New Road situated to the east. The site is exposed within the wider landscape, development would have a significant impact on the countryside. The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys. In addition, development in this location could alter the rural feel on approach to this area of Warboys. Therefore, it has a very close relationship with the countryside the impact on which would be significant.

Updates after initial appraisal

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Warboys 9: Land at Ramsey Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the reuse and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood). Approximately 1% of the site is in flood zone 3b
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The majority of the site is in flood zone, the remaining (approximately 1%) is in flood zone 3b. There is minimal risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is predominantly classified as grade 2 agricultural land, the remaining area being grade 3.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site does not meet Natural England's standards for accessing green space but it does have capacity for 210- 500 homes with 4.17 ha of natural, green or open spaces included within the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is located on the far western side of Warboys fronting onto Ramsey Road. It is adjacent to residential properties, situated immediately east and beyond meaning there is some association with built development. However, greenfield land exists to the north, south and west of the site and the boundaries comprise of intermittent trees and hedgerow; as a result the site has a close relationship with the countryside and could have the potential to cause significant landscape impact. It would alter the rural feel on approach to Warboys coming from the west. The cumulative impact of the scale, surrounding topography and existing make up of the western/ south western boundaries could result in the development generating substantial adverse impact upon the landscape which would be difficult to mitigate. The capacity proposed on a site of 26.7 ha is considered reasonable in a large village location but it would be of a significantly larger scale than built development immediately to the east.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site of a scale that would cause a significant increase in traffic flow which may lead to air and noise pollution in a village location.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site has a capacity of 500 homes which include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is approximately 1km from a local convenience store
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is approximately 800m from Warboys primary school
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from all of the culture and leisure facilities within Warboys.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Warboys Airfield Industrial Estate which is an Established Employment Area. The site also has scope to provide 5000 sqm of employment land including 1000sqm of retail floorspace. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	There are multiple bus stops within 800m from the site including a service rated D on the Place Based Carbon Calculator. A pavement would need to be created along the frontage to meet and existing footpath to east moving into Warboys.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The proposal has scope for 5000 sqm of employment floor space including 1000sqm of retail.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The site has scope for 1000 sqm of retail uses supporting the addition of facilities within Warboys village.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	. The site is located such that it would be difficult to integrate with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within the site. However, given the scale of the site, it could adversely impact the setting of a listed building approximately 200m east of the western boundary and Warboys Conservation Area approximately 350m south east of the site.

Summary of SA

The majority of the site is in flood zone 1 with no recorded risk of surface flooding. It is predominantly classified as grade 2 agricultural land. There is scope to provide 4.17 ha of open space uses on site but it does not meet Natural England's Standards for accessing green space. It is within 1km of Warboys Wood SSSI. The scale of development may increase traffic flow in Warboys village potentially causing increased levels of air and noise pollution. The proposed capacity of up to 500 homes could provide a wide range of tenures, types and sizes of housing. A local convenience store and the culture and leisure facilities in Warboys except a public park is beyond 800m from the site. It is approximately 800m from a primary school. There are employment opportunities in close proximity to the site and a modest amount of employment floorspace, including retail use, could be provided. The site has a very close relationship with the wider landscape and there is the potential for significant adverse impact that would likely be difficult to mitigate. It would also be difficult to integrate the site with the existing place and community given the site's scale and nature, forming a significant extension to the north west Warboys out of line with built development in the immediate area along Ramsey Road.

Updates after initial appraisal

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Warboys 10: Manor Farm Buildings, Church Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	There are large agricultural buildings on site that would need to be cleared prior to development which could have the potential be reused or recycled.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with no recorded risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	The site predominantly comprises of large agricultural buildings meaning the site is not classified as previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site adjoins to a public park/ playground to the north meeting Natural England's 'Doorstep' standard for accessing natural, green or open space (within 200m of 0.5 ha of natural green space).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside an area of strategic focus for green infrastructure with little opportunity for future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located on the western side of Warboys, west of Church Road with built development wholly adjoining the boundaries except to the west where there are agricultural fields. It therefore has a close relationship with the built form. The proposal of 10 houses would replace large agricultural buildings meaning the amount of development would unlikely alter the landscape from westerly viewpoints. That said, boundary screening along the western boundary would be beneficial. Whilst there is established vegetation along the northern, eastern and southern boundaries which may screen the site, heritage assets including Warboys Conservation Area on the eastern side, and listed buildings immediately opposite and the the south means the site should be highly sensitive the setting character and form of these designated heritage assets. The proposed capacity of 10 homes on a site area of 0.68 ha is of a reasonable density, in keeping with surrounding built development.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site would unlikely be impacted by sources of pollution and not of a scale to impose significant pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site could contribute to the housing needs of the district

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Warboys Community Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of St Mary Magdalene church, Warboys Parish Centre and associated playing fields, The White Hart pub, a public park and a library.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 1.7km from Warboys Airfield Industrial Estate, an Established Employment Area and is in close proximity to modest employment opportunities in Warboys village The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service. There is a pavement immediately outside the site frontage on Church Road (B1040)
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site proposes residential use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site proposal does not include retail or social uses
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to integrate with the existing place and community. There is a pavement immediately opposite the frontage allowing access to the shops and services within Warboys. To minimise the adverse impact to the local area, the development should be sensitive to Warboys Conservation Area and several listed building in the immediate vicinity of the site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The eastern portion of the site is within Warboys Conservation area and it is in the immediate vicinity to several listed buildings, the proposal needs to be sensitive to the setting and character of these designated heritage assets.

Summary of SA

The site is flood zone 1 with no recorded risk of surface water flooding. It is greenfield, classified as grade 2 agricultural land. There are large agricultural buildings on site offering an opportunity to reuse and recycle materials. The site adjoins a public park to the north meaning open space is immediately accessible. It is sustainably located, in close proximity to employment opportunities, culture and leisure facilities, a local convenience store, a primary school and a regular bus service which can be accessed via public footpaths. The site is within or in the immediate setting of designated heritage assets, including Warboys Conservation Area and several listed buildings; sensitivity to the setting, form and character of these designated heritage assets is essential to ensure integration with the townscape. The site has a close relationship with the built form and the amount of development would help preserve the form and character of the immediate area.

Updates after initial appraisal

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Warboys 11: Land to the rear of 70 - 84 Station Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	There are built structures in the south western corner of the site which could be reused or recycled.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with some surface water flooding risk.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	Development on the site will be located, as stated by the promoter, on the previously developed, existing equestrian use, area of the site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	There are built structures in the south west corner of the site which are being used for equestrian use. Therefore this could offer an opportunity to develop on previously developed land. The majority of the site is classified as grade 3 agricultural land, the remaining being grade 2.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing green space but the proposed 1.5ha of natural, green or open spaces included within the site could offer some opportunities for improvements in the green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Warboys Wood SSSI but it is sufficiently remote from all of the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located in the north east of Warboys and is accessed via Station Road. The developable area of the site is situated immediately behind and opposite residential properties along Station Road and is approximately 300m west and 180m east of employment sites. It therefore has a significant association with the built form. The site also has a connection with the countryside, adjoining agricultural land to the east, south east and west and due to the downward sloping topography of the land it would be highly visible for long distances from the north east and on approach to Warboys from the north. It could therefore cause significant adverse landscape impact and alter the the rural and open feel of the local area. The capacity proposed of 60-65 homes on a site of 3.85 ha is categorised as a very low density but it would be more in line with the densities of surrounding residential development. The scale and location of the development would be out of context with the built form along Station Road and would be a significant extension of the north east of Warboys

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	Traffic flow using an existing track within the site adjoins to residential development and, given the scale of the proposal, could impose air and air pollution particularly during the built out phase.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will help meet the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is located in Warboys where there is a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of The Royal Oak pub, Warboys Parish Centre, a library, Warboys Sports and Social Club which has playing fields and a baptist church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is approximately 900m from a large employment site to the east including transport/ distribution businesses, adjacent to within 5km of Warboys Airfield Industrial Estate and walking distance from a range of employment opportunities towards the centre of Warboys. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	There is a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service. There is a pavement immediately outside the site frontage.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site does not include employment, commercial or industrial uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it would be difficult to integrate the site with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

Part of the site is greenfield, predominantly classified as grade 3 agricultural land, the remaining being grade 2. The previously developed part of the site is for equestrian use, offering modest opportunities to reuse materials on previously developed land. It is in flood zone 1 with low risk of surface water flooding. The site has limited access to natural green space according to Natural England's mapping but is sufficiently remote from all of the designated nature assets except Warboys Wood SSSI to the north of the site. It is also remote from designated heritage assets. There is a high prevalence of culture and leisure facilities in Warboys which could be accessed from the site by active travel infrastructure; there is a pavement opposite the site frontage. The site also has access to a local convenience store, primary school, a regular bus service within 800m. There are employment opportunities within Warboys, to the east and north and also a Established Employment Area within 5km. Given the scale and location of the proposal, it would be out of context with the townscape character and will likely cause significant adverse landscape impact. It would also be difficult to integrate the site with the existing place and community.

Updates after initial appraisal

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Warboys 12: Land off Fenton Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with no recorded risk of surface water flooding
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located in the south eastern edge of Warboys, situated east of new Road (A141) and south of Fenton Road. It adjoins the curtilage of residential properties to the north which front onto Fenton Road and part of the western boundary is opposite a row of housing on New Road. Therefore, there is some connection with the built form to the north and north west. However, the site predominantly borders arable agricultural farmland, with the site itself forming part of a large agricultural field. The southern and eastern boundaries are completely open and the development would be highly visible for long distances, mitigation/ landscaping to screen the site would be a very important factor in determining the success of the scheme. In combination, the location and scale of the site may have the potential to cause significant landscape impact and would have a close relationship with the countryside. It would also alter the rural feel to on approach to Warboys from the east and south and development in this location would form a significant extension to Warboys. Development located to the north of the site would improve the site's relationship with the built form and provide scope to implement substantial landscape buffers to the south to mitigate landscape impact. Whilst the proposed capacity of 170-195 units on a site of 10.85 ha would be classified as low density it may be out of context of surrounding built development.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site fronts onto the A141 where the national speed limit of 70 mph applies meaning the site may be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site proposes between 170-195 units of market and/or affordable housing
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is in Warboys village where there is a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 2km from Warboys Airfield Industrial Estate. There are also modest employment opportunities within Warboys village.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Potential highway access to the site is approximately 100m south of a public footpath. A pavement would need to be created along the frontage to join the site up with this infrastructure. A transport assessment would help to understand whether a footpath along the A141 to link the site with the village is feasible.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site does not include employment, commercial or tourism uses
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	Given the site's location and context, the development would require effective masterplanning to aid the integration with the existing place and community. A safe footpath understanding the potential impact on safety of the A141 would need to be created along the frontage to allow access to services within Warboys, promoting the use active travel infrastructure. Substantial landscaping and development towards the north of the site, as proposed in the vision document, would help mitigate potential adverse impact to the local landscape.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site. However, it is in close proximity to a listed building, The Laurels, situated approximately 80m north east from the site and Warboys Conservation Area to the north west and therefore the development would need to be sensitive to the setting of these designated heritage assets

Summary of SA

The site is in flood zone 1 with no recorded risk of surface water flooding. It wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space but it is sufficiently remote from all of the designated nature assets. There are multiple culture and leisure facilities, a primary school and local convenience store, employment opportunities and a regular bus service in close proximity to the site. A pavement would need to be created along the frontage to join the site with active travel infrastructure and improve the site's integration with the wider community. The location and scale of the site may cause significant adverse landscape impact although development to the north of the site and significant landscape buffers may help to mitigate this. Hence, it may be possible to be effectively masterplan the site to integrate with the existing place and community. The development would need to be sensitive the the setting of the listed building (The Laurels) to the north east of the site and Warboys Conservation area to the north west. The proposed capacity of 170-195 would be relatively high considering the nature of surrounding development along New Road and Fenton Road but it could contribute to the housing need of the district at a more significant level.

Updates after initial appraisal

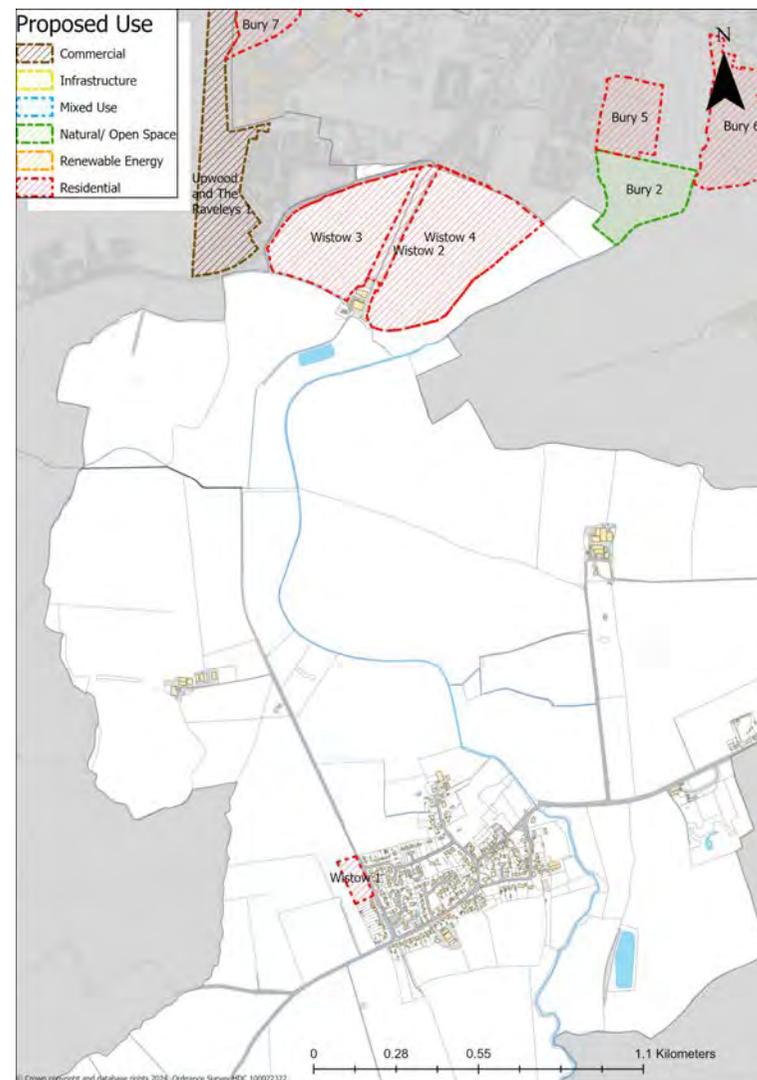
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1 North East Huntingdonshire

Wistow

1.19 A total of 4 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Wistow 1: Land West of Harris Lane, Wistow
- Wistow 2: Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow
- Wistow 3: Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow
- Wistow 4: Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow



Wistow 1: Land West of Harris Lane, Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with limited known surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land and classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200m of a 0.5ha area of natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote form designated nature sites to have an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	<p>sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located on the western edge of Wistow adjacent to residential development along Harris Lane, it therefore relates well to the settlement but it does also have a close relationship with the open countryside with it being on the edge of the settlement with its northern and western edges extending into the countryside.. The site has been put forward for a residential scheme of approximately 10 homes on a site of 1ha. This is very low density with housing to the south being nearer 15 dwellings to the hectare, this may not make the most efficient use of land in line with national policy, however such a low density is in keeping with the general lower densities found within the village. The character and form of development within the vicinity is linear with access onto Harris Lane which also should shape any future development of the site.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site is proposed for market/ and or affordable housing. The site area is 1ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of a town centre, is beyond 2.5km of a freestanding supermarket and also beyond 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school in Wistow, with it falling within the catchment for Upwood Primary Academy School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of Wistow's sports and recreation grounds, Three Horse Shoes Public House and St John The Baptist Church. It is just beyond 800m of the village hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	The site is about 4.7km from Upwood Air Park Established Employment Area and is just over 5km from Warboys Airfield Industrial Estate and Abbey College Secondary School in Ramsey.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km of a train station and is about 800m of a bus stop on Church Street which is rated as E+ on the Place-based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	There is no footpath along the site' frontage on Harris Lane or adjacent to the site. It is within 300m of a public right of way located north of the site which extends into the countryside.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. Landscaping will be required to provide a soft development edge with the countryside.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage designations on site or nearby to the site which could be impacted by proposals.

Summary of SA

The site is not constrained by flood risk, it is greenfield and classified as being grade 2 agricultural land. It is also not constrained by nature conservation or heritage designations. It has some accessibility to local leisure and cultural facilities but it does have limited accessibility to public transport options, employment options and the primary school is located in the nearby village of Upwood. Accessible to some natural greenspace. Ultrafast broadband is available in the vicinity. There is no footpath on Harris Lane. The site relates well to the settlement being located on its western edge, it does have a rural feel and also relates to the countryside, landscaping and masterplanning the site so that development relates well to its context is required.

Updates after initial appraisal

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Wistow 2: Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 0.14% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located partially within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with some recorded risk from surface water flooding within the western half of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 350m from Rolts Wood County Wildlife Site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located within the parish of Wistow but adjoins the boundary with Bury. As such the site relates more closely with Bury than Wistow. The site is formed by two agricultural fields to the south of RAF Upwood which is being redeveloped. To the north and north east of the site is residential development, however the site extends into the countryside to the south and south east meaning it has a close relationship with the wider landscape too. The site also slopes from its highest point along its northern edge by some 12m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. The potential scale of the proposed development is significant especially viewed in context and the amount of growth which has been delivered and is planned within Bury, this is likely to result in increased demand and pressure on local services. The site is being promoted as a solely residential scheme and does not propose additional village services to accommodate this growth. This will not help to protecting the form and character of the area.</p> <p>The north western half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which serves as an off site drainage pond for the adjacent Phase One and Two development at RAF Upwood. The site promoter highlights that this could be incorporated into the landscaping scheme</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration. Additionally, development that may result in increased runoff into the attenuation pond on this site may undermine this drainage solution and the ongoing redevelopment of RAF Upwood.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 2.3km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop. It is about 800m from Upwood Primary School, it is also about 1,200m from Bury Church of England Primary School. The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Upwood Air Park Established Employment Area, Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Ultrafast broadband is available within the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a train station, its north western edge along Ramsey Road is adjacent to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is a narrow footpath along Ramsey Road which is adjacent to the site's north western edge. The development could provide upgrades to this and enhance accessibility.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is located such that it could not be effectively integrated with the existing place and community.</p> <p>As highlighted, the north western half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which the site promoter highlights could be incorporated into the landscaping scheme for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration. Additionally, the development towards the north east</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the site in Valiant Square and Crabtree Way have no existing opportunities for connections into this site making integration with the existing place and community more challenging.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as grade 2 agricultural land. It is not accessible to nature greenspace, it is about 350m from Rolts Wood County Wildlife site. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site is located such that successful integration with the existing place and community is challenging. The topography of the site also makes the potential impact of development on the landscape greater.

Updates after initial appraisal

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Wistow 3: Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is located partially within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	It is wholly located within flood zone 1 with some recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 350m from Rolts Wood County Wildlife Site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located within the parish of Wistow but adjoins the boundary with Bury. As such the site relates more closely with Bury than Wistow. The site consists of an agricultural field to the south of RAF Upwood which is being redeveloped. To the north and north east of the site is residential development, however the site extends into the countryside to the south and south east meaning it has a close relationship with the wider landscape too. The site also slopes from its highest point along its northern edge by some 10m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. The potential scale of the proposed development is significant especially viewed in context and the amount of growth which has been delivered and is planned within Bury, this is likely to result in increased demand and pressure on local services. The site is being promoted as a solely residential scheme and does not propose additional village services to accommodate this growth. This will not help to protecting the form and character of the area.</p> <p>The northern half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which serves as an off site drainage pond for the adjacent Phase One and Two development at RAF Upwood. The site promoter highlights that this could be incorporated into the landscaping scheme for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration. Additionally, development that may result in increased runoff into the attenuation pond on this site may undermine this drainage solution and the ongoing redevelopment of RAF Upwood.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is approximately 2.3km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop.</p> <p>It is about 800m from Upwood Primary School, it is also about 1,200m from Bury Church of England Primary School.</p> <p>The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of Upwood Air Park Established Employment Area, Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a train station, its north western edge along Ramsey Road is adjacent to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a narrow footpath along Ramsey Road which is adjacent to the site's north western edge. The development could provide upgrades to this and enhance accessibility.
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> • Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is located such that it could not be effectively integrated with the existing place and community.</p> <p>As highlighted, the north western half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which the site promoter highlights could be incorporated into the landscaping scheme for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration.</p>
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as grade 2 agricultural land. It is not accessible to nature greenspace, it is about 500m from Rolts Wood County Wildlife site. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site is located such that successful integration with the existing place and community is challenging. The topography of the site also makes the potential impact of development on the landscape greater.

Updates after initial appraisal

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Wistow 4: Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 0.26% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located adjacent to the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding within the western half of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land with only its northern edge being classified as non-agricultural.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 500m from Rolts Wood County Wildlife Site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located within the parish of Wistow but adjoins the boundary with Bury. As such the site relates more closely with Bury than Wistow. The site consists of an agricultural field to the south of RAF Upwood which is being redeveloped. To the north and north east of the site is residential development, however an agricultural field separates the site from Ramsey Road accentuating its detachment from the surrounding built form. It extends into the countryside to the south and south east meaning it has a close relationship with the wider landscape too. The site also slopes from its highest point along its northern edge by some 12m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. The potential scale of the proposed development is significant especially viewed in context and the amount of growth which has

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			been delivered and is planned within Bury, this is likely to result in increased demand and pressure on local services. The site is being promoted as a solely residential scheme and does not propose additional village services to accommodate this growth. This will not help to protecting the form and character of the area.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 2km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	It is about 1,100m from Upwood Primary School, it is also about 900m from Bury Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Upwood Air Park Established Employment Area, Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available within the vicinity.

North East Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a train station, its north western edge along Ramsey Road is adjacent to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is a narrow footpath along Ramsey Road which is adjacent to the site's north western edge. The development could provide upgrades to this and enhance accessibility.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing place and community. An agricultural field separates the site from Ramsey Road accentuating its detachment from the surrounding built form and the development towards the north east of the site in Valiant Square and Crabtree Way have no existing opportunities for connections into this site making integration with the existing place and community more challenging.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as grade 2 agricultural land. It is not accessible to nature greenspace, it is about 350m from Rolts Wood County Wildlife site. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site is located such that successful integration with the existing place and community is challenging. The topography of the site also makes the potential impact of development on the landscape greater.

Updates after initial appraisal

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Sustainability Appraisal Appendix 5 - Northern Central Huntingdonshire Site Appraisals

Document Information

Title: Sustainability Appraisal Appendix 5 - Northern Central Huntingdonshire Site Appraisals

Status: Draft for Consultation

Date of approval for consultation: Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

Document availability: Sustainability Appraisal Appendix 5 - Northern Central Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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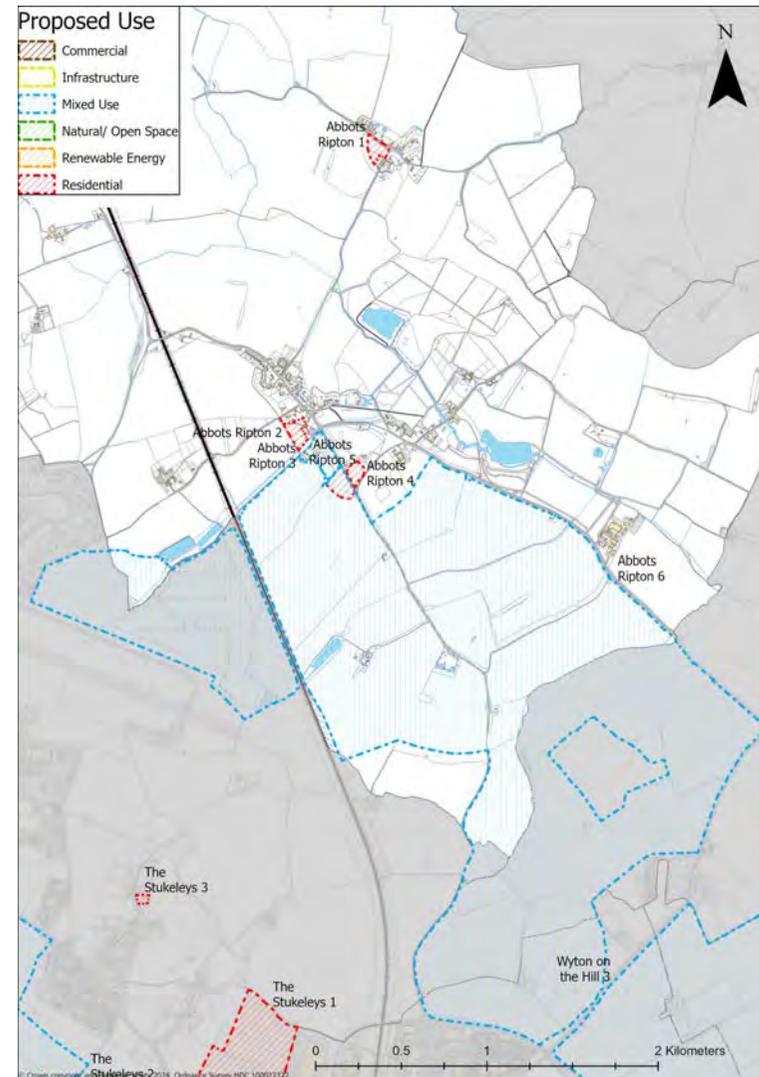
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1 Northern Central Huntingdonshire

Abbots Ripton

1.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Abbots Ripton 1: West of Wennington Road Wennington, Abbots Ripton
- Abbots Ripton 2: Home Farm North, Abbots Ripton
- Abbots Ripton 3: Home Farm South, Abbots Ripton
- Abbots Ripton 4: Penny Green, Abbots Ripton
- Abbots Ripton 5: Land South of Station Road, Abbots Ripton
- Abbots Ripton 6: Sapley Park Garden Village - note that this site also partially falls within Huntingdon, Kings Ripton and The Stukeleys parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area.



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Abbots Ripton 1: West of Wennington Road Wennington, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by flood risk, approximately 2% of the site is at medium risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and garden land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'.

Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and does not have capacity for improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site relates well to the existing settlement and is located on a cross roads with residential properties to the south, east and north of the site. The site is heavily screened from the open countryside on the western edge by an established tree line creating a contained site with minimal landscape impact if trees and hedgerows to the west and north were to be retained. The site constitutes a remaining arable field which separates the residential development to the north from the south and has the potential to connect these areas together. The existing village of Wennington is sparsely populated with linear development along the main routes in and out of the village, the density proposed (15 homes) is therefore likely to be out of keeping with the current character of the area and would significantly increase the number of homes in this rural location.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is beyond 800m from a local convenience store and 2.5km from a freestanding supermarket.</p> <p>The site is within 1.5km of Abbots Ripton primary school.</p> <p>The site is beyond 800m from any leisure or cultural facilities.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is approximately 4km from Alconbury Enterprise Zone where there are multiple concentrations of employment.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.</p> <p>There are no public footpaths within Wennington but the site is within 500m from PROWs.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	<p>The village of Wennington is dominated by cottages, many of which are thatched creating a distinctive character to the area. The existing village comprises linear development along the main routes in and out of the village. The design and layout of any proposals would need to be sensitive to these key features.</p> <p>The village is also characterised by its lack of footpaths meaning that extensive development in this area could detrimentally impact the safety of residents. The site's location is such that it could be effectively masterplanned to integrate with the existing village.</p>
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	-	<p>There are designated heritage assets that could be adversely impacted by the development. Within the site, on the northern edge is Wennington Conservation Area and also, listed, Telephone Kiosk. In addition there are other listed buildings surrounding the site, Hill Farmhouse to the east and Oakwood House to the north. The conservation area also adjoins to the east.</p>

Summary of SA

The site is not constrained by fluvial flood risk and surface water flood risk is minimal. The site is grade 2 agricultural best and most versatile land and in use for arable farming. It is part greenfield and part garden land.

The site is of a size that could contribute to the housing needs of the district. The village where the site is located has no services or facilities, the site is within 2.5km of a supermarket and Abbots Ripton Primary school is within 1.5km. The site is approximately 4km from Alconbury Enterprise Zone where there are multiple concentrations of employment. Public transport via bus is limited at best. The site is not within proximity of natural green space according to Natural England's 'Access to Greenspace Standards', but is within 500m of public rights of way. The village of Wennington is extremely rural in nature

The site relates well to the existing settlement and is heavily screened from the open countryside on the western edge. The village of Wennington is sparsely populated with linear development along the main routes in and out of the village, it is dominated by cottages, many of which are thatched and/or listed creating a distinctive character to the area. The design and layout of any proposals would need to be sensitive to these key features including the conservation area which sits within the

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northern edge of the site (and surrounds the site on the north, east and south) and a Grade II Listed building (telephone kiosk). Other key features of the site include a thick tree belt to the west and tree line to the north which would require retaining to avoid detrimentally impacting the townscape. Careful consideration would be required to ensure that the density of the site is not out of keeping with the current townscape and ensure that development is proportionate to the existing settlement. The village is also characterised by its lack of footpaths meaning that extensive development in this area could detrimentally impact the safety of residents.

Updates after initial appraisal

Abbots Ripton 2: Home Farm North, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 9% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 82% of the site is within flood zone 1, with flood zone 2 present and 16% within flood zone 3 (0.23ha). The site is at risk of medium surface water flood risk on approximately 13% of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and garden land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The majority of the site is grade 3 agricultural land with the north western quarter grade 2.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The majority of the site is within 200m of 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside one of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is well related to the existing area and backs onto residential properties to the east with the remaining boundaries heavily screened by trees and hedgerow which would require retention where practical. Landscape impact would be minimal. Established hedgerow within the site dissects the site and site forms part of the setting and curtilage of 17th century Home Farm listed building and 18th century outbuilding and barn. Part of the north eastern corner falls within a conservation area, which surrounds the northern and eastern boundaries. Development in this area would fundamentally impact the setting of the listed buildings and thus the form and character of the surrounding townscape and character of the area.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Abbots Ripton primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of The Elm pub, Saint Andrews Church and a public park.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is approximately 2.5km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	Access to the site is intended to be achieved from Rectory Lane which is approximately 150m from a public footpath along the B1090.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is greenfield and garden land and offers no opportunity for redevelopment of previously developed land. Development in this area has the potential to detrimentally impact the setting of listed buildings and the conservation area. Removal of hedgerow dissecting the site would affect the setting of the listed building and have a possible ecological impact.</p> <p>Access is proposed via the narrow Rectory Lane which has no footpaths for existing residents meaning pedestrian safety could be a significant issue.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are designated heritage assets that could be adversely impacted by the development. Part of the north eastern corner of the site falls within a conservation area, which is also present immediately north of the site. It is also in close proximity to listed buildings at Home Farm and Rose Cottage.

Summary of SA

Flood zone 2 and 3 are present on the site and there is some risk of medium surface water flood risk which would require mitigation. The site is greenfield and garden land with no existing structures with the the majority of the site grade 3 agricultural land with the north western quarter grade 2.

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The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, pub, church and public park meaning some local services and facilities would be accessible to future residents. The site is approximately 2.5km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space. Landscape impact would be minimal if trees and hedgerow were retained.

Development in this area would fundamentally impact the setting of the listed buildings and thus the form and character of the surrounding townscape and could impact the conservation area. Removal of hedgerow dissecting the site would affect the setting of the listed building and have a possible ecological impact. Integration of the site with the village and nearby residential development due to access proposed via the narrow Rectory Lane which has no footpaths for existing residents meaning pedestrian safety could be a significant issue.

Updates after initial appraisal

Abbots Ripton 3: Home Farm South, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The north western quadrant of the site comprises a single storey commercial building with car parking and a large agricultural building</p> <p>The site promoter proposes to redevelop and extend previously developed commercial land by providing units of between 110sqm and 270 sqm in size. This will provide some potential for reuse or recycling of existing land and buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 0.01% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	Approximately 97% of the site is within flood zone 1, with flood zone 2 present and 2.90% within flood zone 3 (0.08ha). The site is at risk of medium surface water flood risk on approximately 0.63% of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	The site is part previously developed land and part greenfield land, some of which is in use for grazing. The north western quadrant of the site comprises a single storey commercial building with car parking and a large agricultural building providing some opportunities for redevelopment of previously developed land. The site is grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is wholly within 200m of 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites.
			The site is located outside one of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site comprises three distinct but contiguous parcels of land, one enclosed by trees, including a line of established Elm trees running through the middle, another a field and the third comprises a single storey commercial building with car parking and a large agricultural building. Tree preservation orders and areas are located in the north and south of the site. Development would have limited external landscape impact however the presence of TPOs and established trees may mean that development could impact the ecology and biodiversity value of parts of the site. Due to its ecological and biodiversity value as species rich grassland (as noted by the site promoter) it would be recommended the parcel of land enclosed by trees, including a line of veteran Elm trees running through the middle should be retained due to its uniqueness which contributes to the character of the area and ecological benefit. The proposed density is very low in keeping with the character of the village.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site promoter notes that there is some visual and auditory distraction from the EastCoast Mainline passing roughly 500m to the west and actively used agricultural and commercial buildings. Mitigation from which may be required.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Abbots Ripton primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of The Elm pub, Saint Andrews Church, a public park, a village hall and playing fields
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is approximately 2.5km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	Measuring the potential access point along the B1090, the site is approximately 230m from a public footpath.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	The site promoter proposes to redevelop and add 510sqm gross floorspace of commercial property to the existing 340sqm, which would provide some enhanced employment opportunity for the area comprising units of between 110sqm and 270 sqm in size.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	<p>Residential properties lie to the north; with the exclusion of the tree lined parcel of land in the east of the site, the site has the potential to be effectively masterplanned to become part of the existing community.</p> <p>Access could be achieved from a private access road that runs along the northern boundary of the site. Some of the site is previously developed land including a single storey commercial building with car parking and a large agricultural building providing some opportunities for redevelopment and enhancement.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site. However, it does adjoin to Abbots Ripton Conservation area to the north and east which could be adversely impacted by the development.

Summary of SA

Most of the site is not restricted by fluvial flood risk, however flood zone 2 and 3 is present and minimal surface water flood risk which would require mitigation. The site is part previously developed land and part greenfield land providing some opportunities for redevelopment of previously developed land and enhancement of employment opportunities within the village. Some of the site is used for grazing. The site is grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church, public park and playing fields meaning local services and facilities would be accessible to future residents. The site is approximately 2.5km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space. No heritage designations are affected, however landscaping and mitigation would be required to address the impact of the EastCoast Mainline and agricultural works. The site has the potential to be integrated with the existing village, but careful design and layout would be required to avoid detrimental impact on Tree Preservation Areas and Order. Due to its ecological and biodiversity value it would be recommended the parcel of land enclosed by trees, including a line of established Elm trees running through the middle should be retained due to its uniqueness which contributes to the character of the area.

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Updates after initial appraisal

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Abbots Ripton 4: Penny Green, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not at risk of fluvial flooding or medium risk from surface water flooding. Low risk surface water flooding is present on approximately 1% of the site (less than 0.01ha).</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is wholly grade 3 agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200m of 0.5ha of natural greenspace and adjoins to woodland to the north meaning there could be scope for Biodiversity Net Gain.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets. The site is outside Natural Cambridgeshire's Priority Landscapes and has limited capacity for improvements strategically in habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is enclosed by dense trees and hedgerow with the eastern edge forming part of the village conservation area. If all trees and hedgerow were to be retained and elevations carefully considered there would be little or no landscape impact from development. However the site is to the south of the main centre of Abbots Ripton. The site is situated in a location where residential uses cease and the area transitions to a countryside setting. The site relates more to its countryside setting than the residential areas to the west. The density proposed is low
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 5 to 10 market and/or affordable or custom and self build homes.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Abbots Ripton primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of The Elm pub, Saint Andrews Church, a public park, a village hall and playing fields
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 3km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	Measuring from the site frontage access point on The Green, the site is within 500m of a public right of way, there are no footpaths nearby.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is situated outside of the main residential area of Abbots Ripton, but close to the village hall which is immediately east of the site, and residential properties sit on the northern boundary. Significant constraints are presented by the lack of pavements to access the main village, services and facilities, and would require pedestrians to travel along Huntingdon Road or 'The Green' a narrow lane. Vehicular access to the site would also be via 'The Green', which would require assessment of transport impacts and safety of access. It would be difficult to effectively masterplan the site to be effectively integrated into the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	Part of the northern eastern edge of the site is within Abbots Ripton Conservation Area which could be adversely impacted by the development.

Summary of SA

The site is not at risk of fluvial flooding or medium risk from surface water flooding. The site is wholly greenfield grade 3 agricultural land.

The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church, public park and playing fields meaning local services and facilities would be accessible to future residents. The site is approximately 3km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space.

The site is enclosed by dense trees and hedgerow with the eastern edge forming part of the village conservation area. If all trees and hedgerow were to be retained and elevations carefully considered there would be little or no landscape impact from development. The site is situated outside of the main residential area of Abbots Ripton, but close to the village hall which is immediately east of the site, and residential properties sit on the northern boundary. Significant constraints are presented to integrating the site with the existing community specifically due to lack of pavements to access the main village, services and facilities, which would require pedestrians to travel along Huntingdon Road or 'The Green' a narrow lane. Vehicular access to the site would also be via 'The Green', which would require assessment of transport impacts and safety of access.

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Updates after initial appraisal

Abbots Ripton 5: Land South of Station Road, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not at risk of fluvial flooding or medium risk from surface water flooding. Low risk surface water flooding is present on approximately 0.3% of the site (less than 0.004ha).</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is wholly grade 3 agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is wholly within 200m of 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside one of Natural Cambridgeshire's Priority Landscapes but does adjoin to playing fields and therefore has potential for improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is to the south of the main centre of Abbots Ripton. The site is situated in a location where residential uses cease and the area transitions to a countryside setting.</p> <p>The eastern and northern edge is screened by established trees and hedgerow, the South eastern corner and remaining boundaries are more exposed with intermittent planting providing some visibility into the site. Landscape impact could be minimal however, the site relates more to its countryside setting than the residential areas to the west.</p> <p>The site is extremely low density.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is of a size that would contribute to the housing needs of the district. The site promoter proposes 15 dwellings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Abbots Ripton primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of The Elm pub, Saint Andrews Church, a public park, a village hall and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 3km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	Measuring from the site frontage onto Station Road, the site is approximately 500m south east of a public footpath within Abbots Ripton.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is situated outside of the main residential area of Abbots Ripton, with little relationship to the established village and more with the open countryside. Significant constraints are presented by the lack of pavements to access the main village, services and facilities, and would require pedestrians to travel along Huntingdon Road, requiring assessment. It would be difficult to effectively masterplan the site to be effectively integrated into the existing community.</p> <p>Access to the site could be achieved from Huntingdon Road.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	The are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not at risk of fluvial flooding or medium risk from surface water flooding. The site is wholly greenfield grade 3 agricultural land. The site is of a size that would contribute to the housing needs of the district.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church, public park and playing fields meaning local services and facilities would be accessible to future residents. The site is approximately 3km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space (Natural England's 'Access to Greenspace Standards').

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The site is situated outside of the main residential area of Abbots Ripton, with little relationship to the established village and more with the open countryside. If trees and hedgerow were to be retained, landscape impact would be minimal. Significant constraints are presented by the lack of pavements to access the main village, services and facilities, and would require pedestrians to travel along Huntingdon Road. It would be difficult to effectively masterplan the site to be effectively integrated into the existing community. Access to the site could be achieved from Huntingdon Road.

Updates after initial appraisal

Abbots Ripton 6: Sapley Park Garden Village

- 1.2** The site situated between Huntingdon to the south and Abbots Ripton to the south, the eastern extent stretches to Kings Ripton with the East Coast Mainline on the western edge. Across the railway to the west is an additional parcel of land that joins with strategic allocation SEL 1.1 Former Alconbury Airfield and Grange Farm.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	+	<p>The eastern parcel is sandwiched between the East Coast Mainline to the west and the B1090 to the east. The A141 forms the southern boundary and Sapley Road / Kings Ripton Road the south eastern boundary. Huntingdon Road / Abbots Ripton Road runs through the centre of the northern half of the site continuing south to form the south western boundary of the site. The site has substantial opportunities for car based travel. The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. These would include an potential extension to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would dominate. Documentation provided by the site promoters suggests that the site would be designed to be fully climate adapted, with specific measures for buildings, reduction of demand for energy through the development of super-insulated</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>structures, driven primarily by off-site manufacture. Individual buildings will adopt renewable energy generating technology, supplemented by the installation of energy storage and building and community level.</p> <p>The site is not within a landscape priority area. There are no nature conservation assets within the site, however Great Stukeley Railway cutting SSSI abuts the south eastern corner. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site is open countryside and the site promoters propose approximately 192ha of green space including a country park, nature trails, wooded areas, wildflower meadows, arable and pasture land and orchards to help provide carbon sequestration and tackling climate change. Green and blue corridors would assist in creating green and blue infrastructure networks.</p>
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	+	<p>There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 1.% of the site (6.8ha).</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	++	<p>The proposal sets aside approximately 192ha of green space including a country park, nature trails, wooded areas, wildflower meadows, arable and pasture land and orchards to help provide carbon sequestration and tackling climate change and also the opportunity to include areas for carbon offsetting to ensure the entirety of the development meets the net zero target. New waterbodies would be created to manage surface water drainage as well as support varied ecology and promote biodiversity net gain.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	The site is a new settlement and will most likely require a new water recycling centre to serve the population.
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	<p>The majority of the site is within flood zone 1 (approximately 564ha), flood zones 2, 3a and 3b are present running along two drainage channels running east to west, one within the northern quarter of the site leading to a reservoir and one along the middle of the site, there is some risk from surface water flooding on the site with approximately 2.88% at medium risk in similar locations and following drainage, low risk is present on 7.7% and high risk on 1.7%.</p> <p>The site promoter notes that a development of the scale of Sapley Park Garden Village will be able to incorporate the necessary measures to minimise water use and pollution, enhance wetland areas, ensure effective waste water management, and include rainwater capture and wastewater recycling, thereby minimising pressure on the water environment. Existing watercourses, drainage flows and surface water flood risk will be incorporated into the plan. New waterbodies would be created to manage surface water drainage.</p>
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	The majority of the site is greenfield land with some garden land. Some residential and agricultural buildings are present within the site, one of which is listed, towards the north a single storey commercial building with car parking and a large agricultural building are present. The use of previously developed land is therefore negligible.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	--	The majority of the site is classified as grade 2 agricultural land with a negligible portion to the west (associated with the former Alconbury Airfield) non agricultural land.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	++	The proposal sets aside approximately 192ha of green space including a country park, nature trails, wooded areas, wildflower meadows, arable and pasture land and orchards an enhanced new sports hub for Huntingdon.
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	+	A series of landscape corridors and public footpaths are proposed following existing features providing connections for humans and wildlife . A green and blue infrastructure network is proposed along the valley floor and associated with tributaries to the Bury Brook. Watercourse enhancements are also proposed.
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	-	Great Stukeley Railway cutting SSSI abuts the south eastern corner. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. Tree preservation orders and areas would require consideration. Strategic landscaping may be required to transition the site into the wider countryside to the north and impact on sites of ecology and biodiversity value would require assessment.
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	Biodiversity net gain is proposed. Creation of blue and green landscape corridors and enhancements to the watercourses alongside new areas of wetland, with wildflower grassland, tree and shrub planting could enhance the biodiversity of the area.
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	-	The site is situated within the Central Claylands characterised by gently undulating farmland and airfields such as at Alconbury Weald which is in the process of mixed-use residential led redevelopment. Large scale field patterns with few hedgerows or hedgerow trees, gives rise to a predominantly open landscape. The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside, long
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>distance views can be seen from inside the site and from outside looking in at various locations. Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir. The site promoter proposes the retention of existing woodland and provision of new woodland alongside a range of green spaces which could enhance some landscape features.</p> <p>Abbots Ripton conservation area and Abbots Ripton Hall (a Registered Park and Garden) are immediately north of the boundary Kings Ripton conservation area less than 200m away to the east. These small rural villages may be impacted by the the scale of development proposed which could substantially alter the character and form of the villages. The promoter proposes significant multifunctional landscape providing a substantial green separation from the development and the villages to avoid coalescence.</p>
SA8	<ul style="list-style-type: none"> ● Promote actions to reduce contributions to air pollution? ● Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>Presence of the East Coast Mainline means that noise air and light pollution (including vibrational) will impact the western edge of the site and require mitigation as would the presence of the crematorium to the east. Mitigation measures would be required.</p> <p>The size of the site has the potential to increase traffic on the local road network increasing air pollution as would the proposed rerouting of the A141 which would dissect the site with the potential to affect future residents.</p> <p>The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. These would include an potential extension</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would dominate.</p> <p>The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area.</p>
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	++	<p>The site is close to Alconbury Weald with the western parcel of the proposed site sitting west of the East Coast Mainline an underground railway crossing point could link the development together and with services at Alconbury Weald, however significant upgrades would be required to achieve this and there are no current opportunities to link these sites. Likewise pedestrian links to Huntingdon to the south would require safe crossings to allow access to enhanced services and facilities. The promoters do however propose primary schools (including an all through school), 4 local centres and 25 hectares of employment which could contribute towards the formation of a sustainable communities. Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In terms of market demand and meeting community needs the site is located within the Sawtry ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows these wards as the 21 most expensive of the 26 wards in the district indicating a lower costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates that Sawtry ward is the least expensive for renting a 3-bedroom home making them the most affordable in the</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			district. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	+	<p>The site is predominantly within the Sawtry ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 7 (where 1 is most deprived and 10 is least deprived). Nearby Huntingdon is categorised as 8. Development has potential continue this trend through reducing barriers of housing and services. It also proposes primary schools (including an all through school), 4 local centres and 25 hectares of employment which could contribute towards onsite opportunities for residents. Other services such as health and community centre infrastructure are currently not identified specifically but would be expected to be included on site as part of the redevelopment.</p> <p>Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed. Linkages to Alconbury Weald are uncertain, proximity to Huntingdon provides opportunities for enhanced access to services and facilities, however safe access via active travel has not been established.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	N	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>has indicated the potential for 20 hectares of employment floorspace which could support some additional economic opportunities in the district. The promoter currently estimates that this would comprise</p> <p>use classes B1, B2 and B8, as well as incubation space for small businesses and facilities for working at home. They estimate a minimum of one job per household and incentives could be given for new employers to locate at Sapley Park Garden Village. If achieved this could help to enhance and diversify economic opportunities in the district.</p>
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	<p>One public right of way enters the site. The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. These would include a potential extension to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would become the more used form of motorised travel. Additional transport choices such as</p> <p>electric vehicle charging and car pools are also proposed.</p>
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies? Encourage sustainable tourism? 	+	<p>The site promoter has indicated the potential for 20 hectares of employment floorspace which could support some additional economic opportunities in the district. The promoter currently estimates that this would comprise use classes B1, B2 and B8, as well as incubation space for small businesses and facilities for working at home. They estimate a minimum of one job per household and incentives could be given for new employers to locate at Sapley Park Garden Village. If achieved this could provide opportunities to assist with the resilience of the local economy.</p>

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			<p>It is in a reasonably sustainable location for employment opportunities given its proximity to potential employees in Huntingdon.</p> <p>The potential to support indigenous companies is considered of benefit due to the proximity to existing industry in Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint. Some tourism opportunities have been proposed including a variety of outdoor leisure activities, with potential for new walking trails and nature routes, opportunities for health and wellbeing, camping and glamping.</p>
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	<p>The southernmost extent of the site is within 3.2 km of the existing town centre of Huntingdon. The additional demand generated from and expenditure capacity of the site's future occupants has lead the site promoters to propose four local centres for immediate retail need. The increased population could also assist in facilitating some modernisation of the existing Huntingdon town centre, through potential increased footfall and usage.</p>
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? Retain the character of existing settlements? 	-	<p>The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required.</p> <p>Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Four interconnected yet distinct settlements are proposed using garden city principles to create a sense of place.</p> <p>The development has the potential to significantly impact upon the character of the nearby existing settlements of Abbots Ripton (including Abbots Ripton Hall a Registered Park and Garden)</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>and Kings Ripton. The promoter proposes significant multifunctional landscape providing a substantial green separation from the development and the villages to avoid coalescence.</p> <p>The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing residential area of Huntingdon - for example foot and cycle bridges - as there is no segregated footway or cycleway along the A141 to allow connectivity into Huntingdon. Integration of the western Parcel with <i>SEL 1.1 Former Alconbury Airfield and Grange Farm</i> would be difficult to achieve as layout of these sites may already be set meaning there is no opportunity for through routes into these developments. Additionally integration with these sites could not be achieved until build out on these are achieved.</p>
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	-	<p>Heritage and residential and agricultural buildings are present within and adjacent to the site, these include a Grade II listed building and Registered Park and Garden on north eastern edge (Abbots Ripton Hall) across the road (B1090) and a listed building Grade II Wild Goose Leys, a house with associated agricultural buildings, within the site itself which is situated towards the north western area. Just south of this is Bellamy's Grove a scheduled monument - a moated site. Towards the southern quarter of the site is another scheduled monument, The Moat, a motte and bailey castle. The site proposal would be required to assess, mitigation and integration of heritage assets.</p> <p>The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.</p>

Summary of SA

Sapley Park Garden Village proposal is located on predominantly greenfield agricultural land, with some garden land included. The site stretches north to south from Huntingdon to Abbots Ripton and east to west from Kings Ripton to the East Coast Mainline with a smaller parcel of land located west of the railway line and adjoining Alconbury Weald. The site is open countryside and the reuse of previously developed land is negligible. The majority of the site is classified as grade 2 agricultural land with a negligible portion to the west (associated with the former Alconbury Airfield) non agricultural land. The majority of the site is flood zone 1 with areas of flood zone 2, 3a and 3b present. Risk from surface water flooding is present across the site. The proposal provides opportunities to address climate change including flood risk, buildings and energy storage.

Average house prices in the ward area indicate relative lower cost housing in comparison to most of the district. The site proposes 20ha of employment opportunities and is in proximity to diverse employment opportunities in Huntingdon with the potential to support indigenous companies. Some tourism opportunities have been proposed.

The location offers potential opportunity to improved public transport connectivity this would include an potential extension to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would dominate. Opportunities are also present for enhancing active travel linkages both for day-to-day and leisure journeys. Substantial facilities would be required and are proposed on site such as education, local centres, community and leisure infrastructure to support sustainable lifestyles for any future residents.

The site would require consideration of the impacts on Great Stukeley Railway cutting SSSI scheduled monuments, tree preservation areas and orders and listed buildings or integration thereof. Strategic landscaping may be required to transition the site into the wider countryside to the north and impact on sites of ecology and biodiversity value would require assessment.

The site is situated within the Central Claylands characterised by gently undulating farmland. The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside, Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir, which would require integration.

Abbots Ripton Abbots Ripton Hall and Kings Ripton including their conservation areas are in proximity. These small rural villages may be impacted by the the scale of development proposed which could substantially alter the character and form of the villages. The promoter proposes significant multifunctional landscape providing a substantial green separation from the development and the villages to avoid coalescence.

Presence of the East Coast Mainline means that noise air and light pollution (including vibrational) will impact the western edge of the site and require mitigation as would the presence of the crematorium to the east. Mitigation measures would be required. The size of the site has the potential to increase traffic on the local road network increasing air pollution as would the proposed rerouting of the A141 which would dissect the site with the potential to affect future residents. The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area.

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Integration of the western Parcel with *SEL 1.1 Former Alconbury Airfield and Grange Farm* would be difficult to achieve as layout of these sites may already be set meaning there is no opportunity for through routes into these developments. Additionally integration with these sites could not be achieved until build out on these are completed.

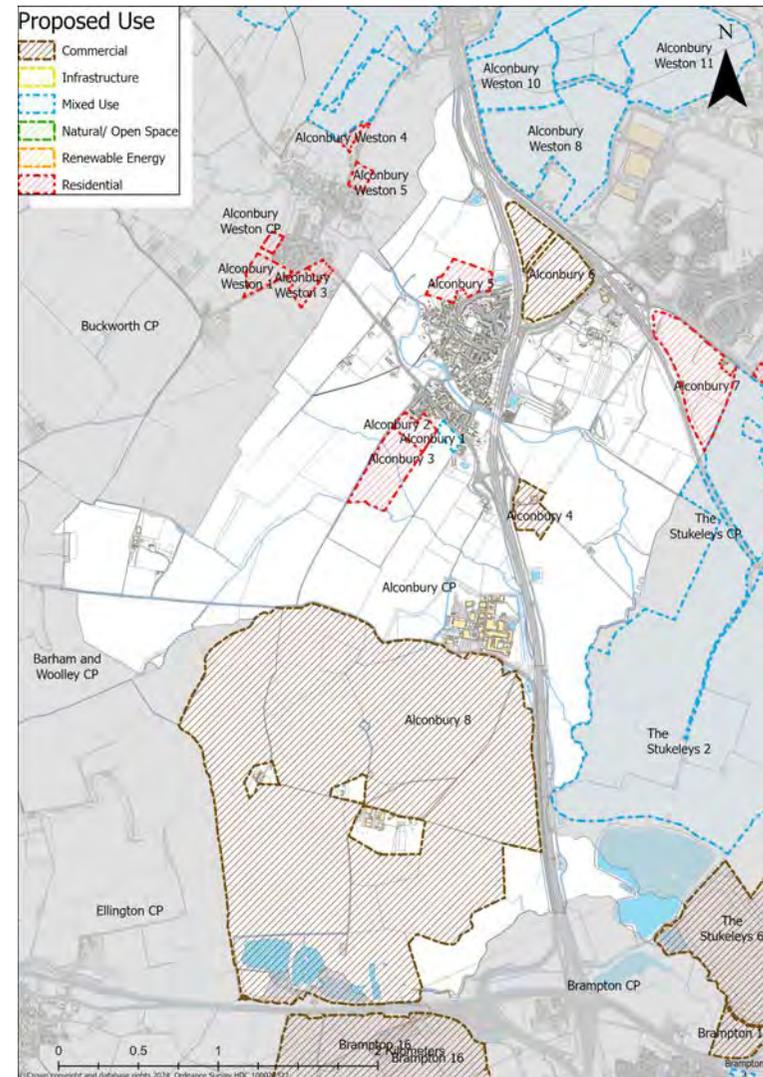
Updates after initial appraisal

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Alconbury

1.3 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alconbury 1: Land South of Great North Road, Alconbury
- Alconbury 2: Land to the East of Globe Lane (smaller site), Alconbury
- Alconbury 3: Land to the East of Globe Lane (larger site), Alconbury
- Alconbury 4: Brooklands Farm, land to the East of A1 junction 13, Alconbury
- Alconbury 5: Land to the North of School Lane, Alconbury
- Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury
- Alconbury 7: Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury
- Alconbury 8: Land at Weybridge Farm (Brampton Cross) - this site also partially falls within Ellington parish. As the majority of the site falls within Alconbury parish, the site has been assessed here instead. A link to the site can also be found within the Ellington section of the Western Huntingdonshire LAA document.



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Alconbury 1: Land South of Great North Road, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>100% of the site in flood zone 1, approximately 7% of the site is at risk of medium surface water flooding</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land.</p> <p>The site is wholly classified as non-agricultural, urban land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	According to Natural England's 'Access to Greenspace Standards', the site is within 200m from 0.5 ha of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site relates well to the existing area, sitting south of Great North Road with residential properties situated to the west and north and agricultural buildings with an associated residential property to the east. The size of the site is in keeping with the residential properties to the west, however the amount of development proposed - 40 homes - may be higher than surrounding densities and would require assessment to ensure development fits in with the surrounding townscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The eastern edge of the site is within 200m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution, although this may be dependent on the final use chosen, which is currently proposed as residential, employment and or logistics/distribution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is of a size that would contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1km from Alconbury Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub and Alconbury Sports & Social Club measuring from the site frontage on to Great North Road.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 3km from Alconbury Weald Enterprise Zone and Crossways Distribution Centre where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km of a train station but is within 800m of bus service rated E- on the place based carbon calculator meaning there is an infrequent service. There is a pavement immediately opposite the site frontage onto Great North Road.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	The site promoter has put forward the potential for employment and or logistics/distribution uses which could form part of a mixed use development. The site therefore has the potential to provide some high or low density employment.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south and potential impact on a Grade to listed building to the East and two Grade II properties to the north west.</p> <p>It is not considered that logistics/distribution would be a compatible use with a small scale residential due to impact of noise, light and vibrational impact, employment use would have a lesser impact.</p>
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	-	<p>There are no designated heritage assets within the site. However, there is a Grade II listed building immediately to the east of the site and two Grade II properties to the north west which could be adversely impacted by the development.</p>

Summary of SA

The site is not constrained by fluvial flood risk and is at minimal risk of surface water flooding. The site is wholly greenfield land classified as 'urban'.

The site has the opportunity to meet the housing need of the district and also suggests the potential for a mixed use element to the scheme including employment and/or logistics and distribution uses (although floorspace potential has not been provided). The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church, public park and sports and social club meaning local services and facilities would be accessible to future residents. The site is within 3km of Alconbury Enterprise Zone and Crossways Distribution Centre providing the potential for employment opportunities for future occupiers, however the site has the opportunity to provide some employment land and therefore some additional employment opportunities. The site is within 800m of low frequency public transport meaning options are limited at best. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Landscape impact would be minimal and focussed on the southern boundary, requiring mitigation.

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The presence of the A1 has the potential to cause light, noise odour or visual pollution. The site is not of a scale likely to cause substantial pollution, although this may be dependent on the final use chosen.

The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south and potential impact on a Grade I listed building to the East and two Grade II properties to the north west. It is not considered that logistics/distribution would be a compatible use with a small scale residential due to impact of noise, light and vibrational impact, employment use would have a lesser impact.

Updates after initial appraisal

Alconbury 2: Land to the East of Globe Lane (smaller site), Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is immediately next to the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial or surface water flood risk</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	The site is predominantly classified as urban land with the remainder of the land on the western side being grade 2.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard, meaning the site is close to 0.5ha of natural green space.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site relates well to the existing area, sitting south of residential properties at Lark Way. The density of the site is in keeping with residential development to the north. The site promoter proposes 74 homes. The site is exposed in the wider landscape to the west, east and south which would require mitigation. The site is of a size that is unlikely to have a significant impact on the landscape or townscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 74 market and affordable homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1km from Alconbury Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub and Alconbury Sports & Social Club measuring from the site frontage onto Globe Lane.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 3km from Alconbury Weald Enterprise Zone and Crossways Distribution Centre where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km of a train station but is within 800m of bus service rated E- on the place based carbon calculator meaning there is an infrequent service. A pavement would need to be created to join the site frontage with the public footpath along Globe Lane.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south, east and west. Access from Globe Road would require confirmation, as a narrow lane, safety and transport impact would require assessment.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within the site. The nearby listed buildings to the north would be screened by the existing residential area and they therefore would unlikely be impacted by the development.

Summary of SA

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is predominantly classified as urban land with the remainder of the land on the western side being grade 2. It is in arable use.

The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 74 homes. The site is beyond 5km of a town centre, but within 800m of a local convenience store, public park, church, pub, sports and social club meaning local services and facilities would be accessible to future residents. The site is approximately 1KM from Alconbury Church of England Primary School. The site is within 3km of Alconbury Enterprise Zone and Crossways Distribution Centre providing the potential for employment opportunities for future occupiers.

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The site is within 800m of low frequency public transport meaning options are limited at best. The site is sufficiently remote from all of the designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard, meaning the site is close to 0.5ha of natural green space. The site does not impact upon heritage assets.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site relates well to the existing area, sitting south residential properties at Lark Way. The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south, east and west. Access from Globe Road would require confirmation, as a narrow lane, safety and transport impact would require assessment.

Updates after initial appraisal

Alconbury 3: Land to the East of Globe Lane (larger site), Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	35 % of the site is at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is immediately next to the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	Approximately 65% of the site is within flood zone 1, however, approximately 35% of site is within flood zone 2, 3a and 3b. The site has a risk of surface water flooding as it has a drainage running through it and it also adjoining the southern boundary. Approximately 25% of the site is at medium surface water flood risk.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade 2 and the remainder urban land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard on the northern boundary, meaning the site is close to 0.5ha of natural green space. The proposal, for 262 homes, also has capacity for natural, green and open space included within the site.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site relates well to the existing area, sitting south of residential properties at Lark Way. The density of the site is in keeping with residential development to the north. The site is exposed in the wider landscape which would require mitigation. The site is of a size that is likely to have a significant impact on the landscape or townscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site proposal is for 262 homes in an edge of settlement location, the site is of a size which may cause light, noise or visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is proposed for 262 homes and therefore of a size that could include a wide variety of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1km from Alconbury Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub and Alconbury Sports & Social Club measuring from the site frontage onto Globe Lane.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 3km from Alconbury Weald Enterprise Zone and Crossways Distribution Centre where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a train station but is within 800m of bus service rated E- on the place based carbon calculator meaning there is an infrequent service.</p> <p>A pavement would need to be created to join the site frontage with the public footpath along Globe Lane.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site promoter proposes 262 homes which would represent a significant extension representing approximately 40% of the current homes within the settlement. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community. Consideration of a smaller number of residential units would assist in integration of the proposed development.</p> <p>Access from Globe Road (a narrow lane) would require confirmation and transport movements through the settlement (particularly along and Rusts Lane and Great North Road) would require assessment especially in relation to safety and transport impact, especially due to the scale of development proposed.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within the site. The nearby listed buildings to the north would be screened by the existing residential area and therefore they would unlikely be impacted by the development.

Summary of SA

Approximately 65% of the site is within flood zone 1, however, approximately 35% of site is within flood zone 2, 3a and 3b. The site has a risk of surface water flooding and approximately 25% of the site is at medium surface water flood risk. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade 2 and the remainder urban land.

The site is of a size that could include a wide variety of types, sizes and tenures. The site promoter proposes 262 homes. The site is beyond 5km of a town centre, but within 800m of a local convenience store, public park, church, pub, sports and social club meaning local services and facilities would be accessible to future residents. The site is approximately 1km from Alconbury Church of England Primary School. The site is within 3km of Alconbury Enterprise Zone and Crossways Distribution Centre providing the potential for employment opportunities for future occupiers

The site is within 800m of low frequency public transport meaning options are limited at best. The site is sufficiently remote from all of the designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard, meaning the site is close to 0.5ha of natural green space. The site is of a size that could provide open space within the site. The site does not impact upon heritage assets.

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The site is of a size which may cause light, noise or visual pollution. The site relates well to the existing area, sitting south of residential properties at Lark Way. The density of the site is in keeping with residential development to the north. The site is of a size that is likely to have a significant impact on the landscape or townscape. The size of the site would represent a significant extension representing approximately 40% of the current homes within the settlement. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community. Consideration of a smaller number of residential units would assist in integration of the proposed development.

Access from Globe Road (a narrow lane) would require confirmation and transport movements through the settlement (particularly along and Rusts Lane and Great North Road) would require assessment especially in relation to safety and transport impact, especially due to the scale of development proposed.

Updates after initial appraisal

Alconbury 4: Brooklands Farm, land to the East of A1 junction 13, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part previously development (a residential property) and part greenfield land meaning that reuse of materials or buildings is negligible.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is near to the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is not constrained by fluvial flood risk the site is at risk of medium risk surface water flooding on approximately 8% of the site within the east. Medium and low risk is also present.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	The majority of the site is greenfield land. One residential property sits on the site making the prioritisation of previously developed land negligible.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is approximately half grade 2 agricultural land (in the east) and half grade 3.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However, the site has capacity for 25,000 sqm of employment with 0.5ha of open spaces within the site.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is situated in open countryside separated from built development and the village of Alconbury by the A1. The site does not relate closely to any other uses within the area and is more related

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			to agricultural uses and surrounding farmland. The northern edge of the site bounds a large tree preservation area and the site is exposed within the wider countryside. The site has the potential to significantly impact the wider countryside and setting of the tree preservation area significant landscaping may be required to mitigate against this and further assessment required.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The eastern edge of the site is within 100m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution.</p> <p>The northern edge of the site sits within a water recycling area which means that some of the site may be susceptible to odour pollution and would require further investigation</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is for non residential uses.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of a town centre but is approximately 1.6km from a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	The proposal is for non-residential use and therefore access to education facilities is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is beyond 800m of leisure and cultural facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site has capacity for 2.5ha of employment land.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site beyond 800m of a bus service and 5km of a train station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	--	The site is beyond 1km of a public right of way or segregated cycle way
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	The site promoter proposes 25,000sqm of employment use or logistics / distribution which has the potential to provide high or low density employment uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is well located for employment uses with separate segregated access and close links to the A1. However the site is not in proximity to other compatible or complimentary uses and would therefore form a standalone employment site providing little opportunity for agglomeration or expansion of existing business uses. It is currently unclear whether the development would provide high quality development sensitive to the local area, further assessment would be required to assess landscape impact and the affect of development on the large scale tree preservation area directly north of the site. The sites location within a water recycling area buffer zone also means that there is potential for odour impact on future occupiers which would require investigation.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site that would be impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk within the east of the site. . The majority of the site is greenfield land. One residential property sits on the site making the prioritisation of previously developed land negligible, integration of the residential property within the site may be required. The site is approximately half grade 2 agricultural land (in the east) and half grade 3.

The site promoter proposes 25,000sqm of employment use or logistics / distribution which has the potential to provide high or low density employment uses. The site is beyond 5km of a town centre and within 1.6km of a local convenience store. The site is beyond 800m of leisure and cultural facilities meaning occupants will not have immediate access to local services and facilities. The site is not accessible via public transport.

The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site does not meet the criteria for Natural England's 'Access to Greenspace Standards'. The site is of a size that could provide open space within the site. The site does not impact upon heritage assets. Proximity of the A1 could subject future occupiers light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution. The site sits within a water recycling area which means that the site may be susceptible to odour pollution and would require further investigation

The site is well located for employment uses with separate segregated access and close links to the A1. However the site is not in proximity to other compatible or complimentary uses and would therefore form a standalone employment site providing little opportunity for agglomeration or expansion of existing business uses. It is currently unclear whether the development would provide high quality development sensitive to the local area, further assessment would be required to assess landscape impact and the affect of development on the large scale tree preservation area directly north of the site. Some of the northern edge of the site sits within a water recycling area buffer zone also meaning that there is potential for odour impact on some future occupiers which would require investigation.

Updates after initial appraisal

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Alconbury 5: Land to the North of School Lane, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The southern edge of the site is within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, medium surface water flood risk is present on approximately 1% of the site, high on 0.8% and low on 5%.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly classified as grade 3 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The western corner of the site is within 200m from 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site relates well to the existing area with residential development to the south of the site. The site slopes down towards the village from north to south meaning that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. It is exposed to the open countryside on the northern and the western boundaries and forms a prominent landscape feature. Development on this site could have a significant impact on the landscape and setting of Alconbury.</p> <p>The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The eastern edge of the site is within 200m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site has been submitted for 95 homes which would contribute to the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is approximately 200m from Alconbury Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub, a village hall and Alconbury Sports & Social Club measuring from the site frontage onto School Lane.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 2km from Alconbury Weald Enterprise Zone and 3.5km from Crossways Distribution Centre where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km of a train station but is within 100m of a bus service rated E- according to the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath immediately opposite the site frontage onto School Lane.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is situated as such that it could negatively impact the landscape setting of Alconbury. It has direct access to an existing residential road, however the sloping nature of the site means that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location.</p> <p>Development on this site is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity of the site that would be impacted by the development

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land.

The site has been submitted for 95 homes which would contribute to the housing needs of the district. The site is beyond 5km of a town centre, but within 800m of a local convenience store. The site within 800m of a public park, church, public house, village hall and sports and social club meaning that future occupants have access to local services and facilities. The site is approximately 2km from Alconbury Weald Enterprise Zone and 3.5km from Crossways Distribution Centre providing access to multiple concentrations of employment. The site within 100m of a low frequency bus stop meaning access to public transport is limited best.

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The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The western corner of the site is within 200m from 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'. The site does not impact upon heritage assets.

The eastern edge of the site is within 200m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution. The site relates well to the existing area with residential development to the south of the site. The site slopes down towards the village from north to south meaning that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. It is exposed to the open countryside on the northern and the western boundaries and forms a prominent landscape feature. Development on this site could have a significant impact on the landscape and setting of Alconbury. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.

Updates after initial appraisal

Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The southern edge of the site is within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, there is minimal surface water flood risk. Approximately 0.7% of the site is at medium risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land.</p> <p>The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	+	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from all of the designated nature assets.</p> <p>The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site is greenfield land sitting between the A1 to the west and the A1307 to the east. The site is separated from the village of Alconbury by the A1. Alconbury Weald and specifically Alconbury Enterprise zone are immediately east of the A1307, with industrial uses to the south. The site relates well to Alconbury Enterprise Zone and</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>employment uses to the south. The site has access to the A1 north and south without the need to travel through Alconbury village, meaning that there would be little impact on the village townscape. The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment of the impact on building heights/elevations on the surrounding area. However the site is largely screened as a result of its location, sandwiched between the A1 and A1307, meaning impact on the countryside would be negligible. An extensive tree preservation area sits south of the site which would require assessment as to the potential affect on this. Retention of the tree belts surrounding and within the site would assist in the setting of the development and harm to ecology and biodiversity.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The eastern edge of the site is within 200m of the A1 and A1307 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation.</p> <p>The site is of a scale which has the potential to cause visual, light, noise and vibrational pollution as a result of the proposed use - employment and/or logistics and distribution. This would require further assessment and assessment of transport impact.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	<p>The proposal does not propose residential uses.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of a town centre, 800m of a local convenience store and 2.5km of a freestanding supermarket.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	The proposal is for non-residential use and therefore access to education facilities is not relevant. Alconbury Church of England Primary School is beyond 800m from the site
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from cultural and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site proposes 20 hectares of employment land and is within 500m of Alconbury Enterprise Zone. The site therefore could provide employment uses and opportunities for cluster development, business expansion and/ or agglomeration of businesses</p> <p>There is no data available measuring the quality of broadband within or adjoining the site. However, close by properties to the north and south have 'Standard' broadband available whereas residential properties to the south west benefit from superfast broadband.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a train station but is within 800m of a bus service rated E- on the place based carbon calculator meaning there is an infrequent service.</p> <p>A pavement would need to be created to join the site with a nearby footpath that runs along the B1043.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	++	The site promoter proposes employment and/or logistics and distribution uses on site to the amount of 60,000sqm providing substantial high or low density employment opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is sandwiched between the A1 to the west and the A1307 to the east. Alconbury Enterprise zone is immediately east of the A1307 and industrial uses to the south (including lorry park). The site relates well to Alconbury Enterprise Zone and employment uses to the south. The site has access to the A1 north and south. These factors indicate that the site has the potential to be effectively masterplanned into the existing employment cluster and provide opportunities for expansion and/ or agglomeration of businesses. The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment of the impact on building heights/elevations on the surrounding area. However the site is largely screened as a result of its location, sandwiched between the A1 and A1307, meaning impact on the countryside would be negligible. An extensive tree preservation area sits south of the site which would require assessment as to the potential affect on this. Retention of the tree belts surrounding and within the site would assist in the setting of the development and harm to ecology and biodiversity. The site may require enhanced road infrastructure to address increased transport movement.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	The Grade II listed building Alconbury House, is situated approximately 250 metres south of the site boundary, however this is significantly removed from the site and therefore the proposed site would likely have negligible impact upon the setting of this heritage asset. Further assessment would help to confirm this.

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land.

The site promoter proposes employment and/or logistics and distribution uses on site to the amount of 60,000sqm providing substantial high or low density employment opportunities. The site is beyond 5km of a town centre, and beyond 800m of a local convenience store, primary school and culture and leisure facilities. The site proposes 20 hectares of employment land and is within 500m of Alconbury Enterprise Zone and industrial uses to the south (including lorry park). The site therefore could provide employment uses and opportunities for cluster development, business expansion and/ or agglomeration of businesses. The site within 800m of a low frequency bus stop meaning access to public transport is limited best. The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. The site is approximately 250 from a grade II listed building does not impact upon heritage assets, however this is significantly removed from the site, further assessment would help to confirm this. Proximity to the A1 and A1307 means future occupiers may be subjected to light, noise, odour or visual pollution. The site is of a scale which has the potential to cause visual, light, noise and vibrational pollution as a result of the proposed use - employment and/or logistics and distribution and assessment of transport impact. This would require further assessment, especially in relation to the settlement of Alconbury.

The site is well related to existing employment uses and the A1 and A1307. The site has the potential to be effectively masterplanned into the existing employment cluster. The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment of the impact on building heights/elevations on the surrounding area. However the site is largely screened as a result of its location, sandwiched between the A1 and A1307, meaning impact on the countryside would be negligible. An extensive tree preservation area sits south of the site which would require assessment as to the potential affect on this. Retention of the tree belts surrounding and within the site would assist in the setting of the development and harm to ecology and biodiversity.

Updates after initial appraisal

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Alconbury 7: Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The northern part of the site sits within Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present. Approximately 0.8% of the site is at medium surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	<p>The site is wholly greenfield land.</p> <p>The site is wholly classified as grade 3 agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However the site proposes 425 homes and has capacity for 8ha of natural, green and open spaces.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is well related to existing development and sits south of recent housing development of Alconbury Weald.</p> <p>The site is situated within a more countryside setting and forms part of a green separation between Little Stukeley which has a distinctive identity and village character reflective of the regularly spaced traditional villages of the Central Claylands. Alongside the site's openness to the southeast and views from Little Stukeley and a public right way landscaping would be required to mitigate this. The density of the site is similar to residential development to the north.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site sits between Ermine Street and the A1307 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is of a size that may cause light, and or visual pollution to future to the residents of Little Stukeley.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site proposes 425 homes which has the potential to support a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km from a town centre, 800m from a local convenience store and 2.5km from a freestanding supermarket.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Ermine Street Church Academy within Alconbury Weald.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is in close proximity to cultural and leisure facilities within Alconbury Weald and Little Stukeley. It is within 800m of St Martin's Church, Pathfinder pub, Alconbury Weald Cricket Pitch and Pavillion, Garland Park and The Club.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is approximately 500m from Alconbury Weald Enterprise Zone where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km of train station but is within 800m of a service rated D+ on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement immediately opposite the site frontage onto Ermine Street.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is well related to existing development and sits south of recent housing development of Alconbury Weald, it located as such that it could be effectively masterplanned to become part of the existing place and community. Consideration should be given to the existing nursery, car forecourt and associated building and how these can be effectively integrated into the development. Landscape mitigation would be required to ensure the continued separation from Little Stukeley in order to protect the character and setting of the village.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land.

The site proposes 425 homes which has the potential to support a wide range of types, sizes and tenures.

site is beyond 5km of a town centre, but within 800m of a local convenience store, primary school, church, pub, cricket pitch and Pavilion, Garland Park and The Club, benefitting from Alconbury Weald and Little Stukeley. The site is within 500m of Alconbury Weald Enterprise Zone meaning nearby employment opportunities are accessible to future occupiers. The site within 800m of a slightly below average frequency bus stop meaning that there is some access to public transport.

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The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'. The site has capacity for natural, green and open spaces within the site. The site does not impact upon nature or heritage assets. The site sits between Ermine Street and the A1307 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is of a size which may cause light, and or visual pollution to future to the residents of Little Stukeley.

The site is well related to existing development and sits south of recent housing development of Alconbury Weald, it located as such that it could be effectively masterplanned to become part of the existing place and community. Consideration should be given to the existing nursery, car forecourt and associated building and how these can be effectively integrated into the development. Landscape mitigation would be required to ensure the continued separation from Little Stukeley in order to protect the character and setting of the village.

Updates after initial appraisal

Alconbury 8: Land at Weybridge Farm (Brampton Cross)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	+	<p>The site lies northwest of the Brampton Hut Roundabout, west of the A1(M) and north of the A14. The site proposes up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure. These proposals present a substantial opportunity for increases in greenhouse gases as a result of increased vehicular movements resulting from commuting and operational requirements for the proposed commercial uses.</p> <p>The site promoter proposes active travel routes including incorporating public rights of way, enhancing active travel around the Brampton Hut and reallocating underutilised road space and verge to facilitate a segregated foot/cycleway along the A141 to connect to Huntingdon.</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Mobility hubs are proposed to coordinate public transport with active travel. However if this is not implemented motorised vehicle movements would dominate.</p> <p>Documentation provided by the site promoters suggests that the site would be a centre for net zero enterprise, a net-zero carbon development, with proposals for carbon storage, reducing energy demand through a fabric first approach and potential for roof mounted solar panels. If implemented this approach would assist in the potential reduction in greenhouse gas emissions.</p> <p>The site is not within a landscape priority area. There are no nature conservation assets within the site. Brampton Wood SSSI and ancient and semi-natural woodland and Brampton Racecourse SSSI are within 1.5km to the south and east respectively, both of which are separated by major roads such as the A14 and A1. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet due to the size of the site and the proposal for 147ha of open space there are also opportunities to create green corridors to facilitate increased absorption and dissipation of nitrogen and other pollutants. Including the retention of the gravel lakes.</p>
SA2	<ul style="list-style-type: none"> <li data-bbox="293 1166 1104 1262">● Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? <li data-bbox="293 1286 1104 1350">● Support habitats in adjusting to the impacts of the climate emergency? 	<p data-bbox="1149 1166 1274 1262">++</p> <p data-bbox="1149 1286 1274 1350">+</p>	<p data-bbox="1296 1166 2089 1230">There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 15% of the site (58.2ha).</p> <p data-bbox="1296 1254 2089 1414">The proposal sets aside approximately 147ha of open space and retention of the gravel lakes in the south. Natural flood risk management and water sensitive design is proposed. The site promoter proposes a centre for net zero enterprise, a net-zero carbon development and environmental gains in biodiversity. Active travel</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			proposals could provide sustainable links to nearby Huntingdonshire. However if measures are unimplemented sustainable solutions to adapt and be more resilient to climate change would be negligible.
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The site promoter proposes two foul water pumping stations. The nature of employment uses may impact upon water supply and would require further investigation
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	-	<p>Approximately 85% of the site is within flood zone 1 (336.8ha), with 2% (10ha) in flood zone 2 and 12% (48ha) in flood zone 3, (11% of which is flood zone 3b). This is predominantly focussed within the southern extent of the site. Approximately 7% (13.2ha) is susceptible to medium surface water flood risk, 4% high and 22% low. These are predominantly linked to existing watercourses. Mitigation would be required.</p> <p>The site promoter proposes the implementation of water sensitive design including rainwater harvesting and natural flood management. They note that soakaways are not achievable due to the clay soil and propose discharge to an existing watercourse, and the use of on-site attenuation basins and wetlands. SUDS features will be located at low points of the site prior to discharging to existing watercourses at greenfield rates. Careful management of such discharge would be required and need assessment to demonstrate the achievability of the proposal and the potential impact on ecology and biodiversity.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	The site is wholly greenfield land with no opportunity to facilitate the use of previously developed land.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	-	Approximately 60% of the site is classified as grade 3 agricultural land; part of the central and northern portions of the site is classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	++	The site promoter proposes 147ha of open space, with the central ridge retained to form part of the open space offer. Existing gravel lakes to the south are also to be retained.
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	+	<p>It is suggested that green corridors would be provided following existing hedgerows and tracks. The site is currently arable farm land and therefore there is opportunity to enhance natural green space accessible to those who work on the site.</p> <p>Smaller areas of woodland, scrub, semi-improved neutral grassland, hedgerow, mature trees and wetlands are proposed.</p>
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	N	<p>Brampton Wood SSSI and ancient and semi-natural woodland and Brampton Racecourse SSSI are within 1.5km to the south and east respectively, both of which are separated by major roads such as the A14 and A1. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet due to the size of the site and the proposal for 147ha of open space there are also opportunities to direct recreational pressure within the site to reduce impact on the aforementioned sites. An impact assessment would be required.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>The site promoter has identified protected species, rare species and flora and fauna associated with the site. The gravel lakes, trees and hedgerow (where possible) are proposed to be retained so as not to impact species. The regional importance of the site for bats has been declared by the promoter which will require careful assessment to ensure no negative impact on the species.</p> <p>Proposed flood mitigation measures include discharge into existing watercourses, attenuation basins, wetlands and SUDs which would require assessment to demonstrate the achievability of the proposal and the potential impact on ecology and biodiversity.</p>
SA7	<ul style="list-style-type: none"> • Promote opportunities to protect and enhance valued landscape and townscape characteristics? • Reinforce local distinctiveness and a sense of place? 	-	<p>The site comprises arable farmland and is at the intersection of the of Central Claylands Northern Wolds and Southern Wolds. The site is well related to the surrounding countryside, and currently has little relationship with residential or employment locations, due to separation by the A14 and A1. The site can be seen clearly from many aspects and public rights of way. The scale of the site could have a significant impact on the surrounding landscape, especially from the west and north and public rights of way.</p> <p>The site comprises contrasting terrain which reflects the topography of the wider region. It is characterised by a ridge that extends west to east starting in the centre of the western boundary of the site which falls away and the rises and falls again in the centre of site. Topographical variation here is significant. The elimination of this significant feature could fundamentally impact the wider landscape. The site promoter proposes the retention of this feature which has the potential to enable the site to integrate within the wider landscape. A strategic landscaping approach would be required.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>The site contains no built structures, but surrounds a number of residential and agricultural buildings associated with Weybridge Farm, Weybridge Valley House and Weybridge Lodge. Careful consideration and assessment would be required to demonstrate, accessibility and integration of these properties whilst avoiding detrimental impacts. The proposed commercial uses of the site could impact upon the existing residential uses which would require consideration. The scale of the proposed scheme provides opportunities to comprehensively design in a sense of place within the scheme making it a largely freestanding economic centre.</p>
SA8	<ul style="list-style-type: none"> ● Promote actions to reduce contributions to air pollution? ● Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>The A14 and A1 are distinct features that bound and surround the southern and western boundaries which means the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers.</p> <p>The scale of the site and proposed commercial uses (up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure uses) has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site may impact on the wider landscape and the nearby village of Ellington in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary.</p>
SA9	<ul style="list-style-type: none"> ● Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	N	The site proposal is for commercial uses only.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	-	<p>The site is predominantly within the Alconbury ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived). Nearby wards include Brampton, Great Staughton and The Stukeleys which have scores of 10, 9 and 3 respectively.</p> <p>Development has potential to improve employment opportunities for residents, however due to the distance to existing settlements opportunities to link to nearby areas to facilitate this would require assessment. Active travel and public transport opportunities have been proposed which would create sustainable links to communities if implemented.</p> <p>There are no proposals for other services such as health and community centre infrastructure.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	N	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation. The site promoter has indicated the potential for up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure uses which could support significant high density economic opportunities in the district help to enhance and diversify economic opportunities in the district through it's proposal for net zero enterprise.</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	++	
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	<p>The site has no current active travel or public transport links. The site promoter proposes active travel routes including incorporating public rights of way, enhancing active travel around the Brampton Hut and</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			reallocating underutilised road space and verge to facilitate a segregated foot/cycleway along the A141 to connect to Huntingdon. Mobility hubs are proposed to coordinate public transport with active travel. However if this is not implemented motorised vehicle movements would dominate.
SA13	<ul style="list-style-type: none"> ● Attract new investment and provide opportunities to improve the resilience of the local economy? ● Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? ● Support retention and growth of indigenous companies? ● Encourage sustainable tourism? 	++	<p>The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation. The site promoter has indicated the potential for up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure uses which could support significant high density economic opportunities in the district help to enhance and diversify economic opportunities in the district through it's proposal for net zero enterprise.</p> <p>The scale of the site has the potential to support indigenous companies due to the proximity to existing industry in Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint. No tourism opportunities have been proposed.</p>
SA14	<ul style="list-style-type: none"> ● Facilitate modernisation of existing town centres to meet current and anticipated needs? 	N	The site is proposed for employment use and as such is considered that it may have a minimal positive contribution to existing town centres such as Huntingdon.
SA15	<ul style="list-style-type: none"> ● Strengthen a local sense of place? ● Retain the character of existing settlements? 	-	The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Prominent topographical features if removed could impact on the sense of place. A landscape assessment would be required.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Ellington conservation area is within 1.5km to the south west from the south eastern boundary of the site meaning consideration of the impact on this settlement may be required.</p> <p>An existing employment use sits to the north, which could provide opportunities for integration as part of the wider scheme.</p> <p>The site has strong connections to the strategic road network A1 and A14 which would assist in the daily operation of the site.</p> <p>Significant masterplanning would be required to demonstrate that the site could create a sense of place due to the standalone nature of the site and to demonstrate, accessibility and integration of properties that are surrounded by the site avoiding detrimental impacts.</p>
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	+	There are no heritage assets within or nearby the site. The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

Summary of SA

Land at Weybridge Farm (Brampton Cross) is greenfield agricultural land. The site contains no built structures, but surrounds a number of residential and agricultural buildings associated with Weybridge Farm, Weybridge Valley House and Weybridge Lodge. The site is wholly greenfield land with no opportunity to facilitate the use of previously developed land. Approximately 60% of the site is classified as grade 3 agricultural land; part of the central and northern portions of the site is classified as grade 2 agricultural land.

The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The site promoter proposes two foul water pumping stations. Approximately 85% of the site is within flood zone 1 (336.8ha), with flood zones 2, 3a and 3b present, predominantly focussed within the southern extent of the site. Surface Water flood risk is also present. The site would require mitigation. Proposed measures include discharge into existing watercourses, attenuation basins, wetlands and SUDs which would require assessment to demonstrate the achievability of the proposal and the potential impact on ecology and biodiversity.

The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation and could support significant high density economic opportunities in the district help to enhance and diversify economic opportunities in the district through it's proposal for net zero enterprise. Development has potential to improve employment opportunities for residents. however due to the distance to existing settlements opportunities to link to nearby areas to facilitate this would require assessment. Active travel and public transport opportunities have been proposed which would create sustainable links to communities if implemented. Proximity to the A1 and A14 means that the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers. The scale of the site and proposed commercial uses has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site may impact on the wider landscape and the nearby village of Ellington in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary. The site promoter proposes active travel and public transport links to Huntingdon and net zero enterprise and development which could contribute towards a net zero ambition if implemented.

The site promoter has identified protected species, rare species and flora and fauna associated with the site. The regional importance of the site for bats has been declared by the promoter which will require careful assessment to ensure no negative impact on the species. 147ha of open space is provided which could enhance biodiversity of the area.

The site would require consideration of the impacts on Brampton Wood SSSI and ancient and semi-natural woodland and Brampton Racecourse SSSI. No heritage assets are affected. The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Prominent topographical features if removed could impact on the sense of place. A landscape assessment would be required. Proximity to Ellington conservation area and any potential impacts may be required. An existing employment use sits to the north, which could provide opportunities for integration as part of the wider scheme. The site has strong connections to the strategic road network A1 and A14 which would assist in the daily operation of the site. Significant masterplanning would be required to demonstrate that the site could create a sense of place due to the standalone nature of the site and to demonstrate, accessibility and integration of properties that are surrounded by the site avoiding detrimental impacts.

Updates after initial appraisal

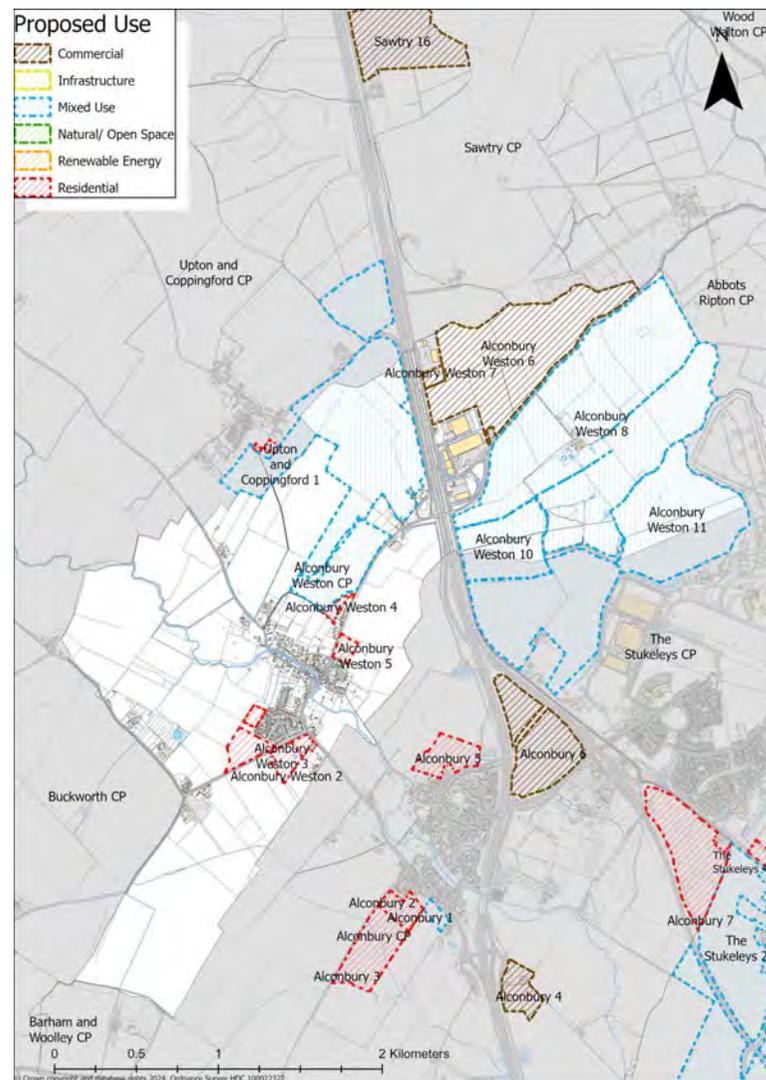
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Alconbury Weston

1.4 A total of 11 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alconbury Weston 1: Land North West of Buckworth Road, Alconbury Weston
- Alconbury Weston 2: Land East of High Gables, Buckworth Road, Alconbury Weston
- Alconbury Weston 3: 48 Old Great North Road, Alconbury Weston
- Alconbury Weston 4: Land West of 41 Vinegar Hill, Alconbury Weston
- Alconbury Weston 5: Land East of Vinegar Hill, Alconbury Weston
- Alconbury Weston 6: Land to the North of the Crossways Distribution Centre, Alconbury Hill
- Alconbury Weston 7: Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston
- Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield - note that this site also partially falls within The Stukeleys and Upton and Coppingford parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- Alconbury Weston 9: Land Northwest of Chequers Close, Alconbury Weston
- Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.



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Alconbury Weston 1: Land North West of Buckworth Road, Alconbury Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.</p> <p>The site is in flood zone 1 with low risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield with no existing built structures and classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	According to Natural England's Green Infrastructure mapping, the site has limited access to natural green space and potential for enhancing or improving linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from all of the designated nature assets.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the south western edge of Alconbury Weston north of Buckworth Road. Most of the north eastern boundary adjoins relatively dense residential development relating the proposal to the wider settlement. This relationship is reinforced by the existing built form in the south of Alconbury Weston being located north of Buckworth Road and west of North Road. However, countryside/ agricultural fields beyond the north western and southern boundary and the relatively large site area means the site also has a close relationship with the countryside. Hence, the proposal may cause some adverse landscape impact, but this is minimised by the presence of established vegetation predominantly screening the site.</p> <p>The north eastern boundary moves beyond the existing built line and therefore development on the eastern side of the site may ensure effective integration with the settlement. Hence, even though a proposed capacity of 35 homes translates to a very low density development given the site area, this could ensure flexibility in terms of design and layout.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 900m west of the A1, and therefore the site could be exposed to noise and air pollution
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site will contribute to meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment. The proposal is for a residential care home and therefore there will modest employment opportunities on site.</p> <p>The site benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>A pavement will need to be created to join the site with a nearby footpath along the site frontage on Buckworth Road. In addition, a public right of way is located along the north western boundary which connects the site with Buckworth Road and the village.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site would offer modest employment opportunities.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	+	The site is intended for residential care home use and the site promoter has stated that social uses/ public spaces could be included such as a 'community hub' which could benefit the wider settlement.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site could be effectively masterplanned to ensure integration with the existing place and community. The site promoter has stated a new footpath should be created to join the site with the existing public footpath network. In addition, the proposal is for residential care homes and the site promoter has provided suggestions on how the site could integrate into the existing community, including a 'community hub' with facilities that could also benefit the residents of Alconbury Weston.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within the site. Alconbury Western Conservation Area (CA) is situated approximately 130 metres east of the site but is predominantly shielded from the setting of the CA due to a patch of dense vegetation to the east and a relatively large residential area to the north.

Summary of SA

The site is in flood zone 1 and is at low risk from surface water flooding. It is wholly greenfield and classified as grade 3 agricultural land. The site is remote from all of the designated nature assets but has limited access to natural green space according to Natural England's Standards. It also has limited access to shops and the nearest primary school is outside of the village. Alconbury Enterprise Zone and Crossways Distribution Centre are within 5km of the site offering employment opportunities and a modest amount of jobs could be provided on site to cater for the care home. A public right of way bordering the north west of the site could allow access to limited

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culture and leisure facilities in Alconbury Weston but a pavement will need to be created along the site frontage along Buckworth Road. There is a infrequent bus service nearby to the site. The intended care home/ specialist housing use, as stated by the promoter, could provide wider benefits to the settlement through public space/ communal uses. Whilst a conservation area is located in close proximity to the site, it's setting will unlikely be adversely impacted due to an existing residential area located to immediately to the east which screens the site. The site is located such that it could be masterplanned to effectively integrate with the existing place and community. The location and scale of the site could conserve the character and form of the village, particularly if development is located on the eastern side of the site adjoining the residential area to the north, reducing potential adverse landscape impact and enhancing relationship with the built form.

Updates after initial appraisal

Alconbury Weston 2: Land East of High Gables, Buckworth Road, Alconbury Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations.</p> <p>The site is not impacted by an air quality management area</p> <p>The site is greenfield land with no existing structures meaning materials or buildings will not be reused or recycled.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.</p> <p>The site is in flood zone with minimal recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield with no existing built structures and classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site does not meet the criteria for Natural England's standards for accessing natural green space but is approximately 500m from Alconbury Sports and Social Club where there are playing fields and is accessible via public footpath. It also has capacity to provide 1.5 ha of natural, green or open space on site. However, the site has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The proposal sits south of Buckworth Road, located on the southern edge of the settlement. Opposite the site to the north west are residential properties which form part of a larger residential area to the north. Hence the site has a close relationship with the built form, particularly if the capacity of 9 houses is located along the site frontage (Buckworth Road). There is extensive boundary screening which could be enhanced by the the potential of 1.5 ha of natural green space and minimise adverse landscape impact. However, the intended frontage development may involve the removal of established trees and hedgerow potentially having a negative impact on the rural/natural feel on approach to the village. This could be resolved via single access to the site as suggested by the site promoter.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Whilst the density of the site would be very low, potential for extensive Biodiversity Net Gain and flood mitigation could make the site an productive use of land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 900m west of the A1, and therefore the site could be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>There is a pavement immediately outside the site frontage.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site solely proposes residential use.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to integrate with the existing place or community. Frontage development may be better suited to ensure integration with the surrounding residential area/ townscape. The established vegetation along the site frontage should be retained to ensure sensitivity with the local character of the area. Sustainable design is supported through flood mitigation measures and open space on site .
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within the site. Alconbury Western Conservation Area is situated approximately 130 metres east of the site but is predominantly shielded from the setting of the CA due to a patch of dense vegetation to the east and a relatively large residential area to the north.

Summary of SA

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The site is in flood zone 1 with minimal risk of surface water flooding. It is greenfield and wholly classified as grade 3 agricultural land. The proposal does not meet Natural England's Standards for accessing greenspace but has capacity to provide a small amount of natural, green or open space on site and is in close proximity to playing fields which is accessible by public footpath. It is sufficiently remote from all of the designated nature and heritage assets. There are limited culture and leisure facilities and there are no shops or a primary school within Alconbury Weston. Alconbury Weald Enterprise Zone and Crossways Distribution Centre are in 5km of the site providing employment opportunities. Whilst there is a bus service it has limited provision and is beyond 5km from a train station. The proposal could conserve the character of and be effectively integrated into the existing place and community in Alconbury Weston. Established vegetation along Buckworth Road should be retained and frontage development supported to minimise adverse landscape and character impact. The site may be subject to some forms of pollution due to being approximately 900 metres west of the A1(M)

Updates after initial appraisal

Alconbury Weston 3: 48 Old Great North Road, Alconbury Weston

1.5 Note: This site has been submitted twice for differing uses:

- CfS: 137 for residential nursing and care homes use
- CfS: 178 for residential market and/ or affordable housing

1.6 Both of the sites have been assessed within one sustainability appraisal. Any difference in outcomes have been identified by referencing the use.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> • Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations.
	<ul style="list-style-type: none"> • Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> • Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	The site is not impacted by an air quality management area. There are some structures on the eastern side of the site that may need to be cleared providing the opportunity for materials to be reused or recycled.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with minimal recorded risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is predominantly greenfield land, the remaining being previously developed with a residential property located in the south east corner of the site. It is not clear whether the built structures on site will be cleared and consequently if the development will involve the reuse or recycling or previously developed land.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site does not meet the criteria for Natural England's standards for accessing natural green space but is approximately 500m from Alconbury Sports and Social Club where there are playing fields and is accessible via public footpath. However, the site has very limited capacity for improvements in the strategic blue or green infrastructure network. There is established woodland located within the site that will need to be cleared prior to development which would adversely impact existing trees habitats.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the southern edge of Alconbury Weston, south of Buckworth Road and west of North Road. The proposal is opposite a few houses to the east and a larger residential area to the north and therefore relates to the settlement. To achieve the capacity of the site the proposal will likely involve the removal of numerous trees which could subsequently cause this area of the village to be more open and visible for long distances from flat, agricultural farmland to the south and also on approach to Alconbury Weston on North Road. As a result, this could negatively impact the character and form of Alconbury Weston.</p> <p>The site's capacity of 20 homes or 120 bed spaces within a care home would translate to being low density but would be more line with the surrounding built form.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 900m west of the A1, and therefore the site could be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is 1 ha, the residential proposal will support the government's aspiration to promote sites suitable for SME builders.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement immediately outside the site frontage on North Road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The potential for care home use could provide some employment opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include social or retail uses
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could be difficult to effectively integrated into the existing place or community. It is situated opposite a residential area within Alconbury Weston and there is a pavement along North Road that could allow access to the limited services in Alconbury Weston and also within Alconbury. However, the potential for the removal of a substantial amount of trees to accommodate the development could cause adverse impact on the character of the local environment.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage located within the site but it is within the setting of Alconbury Western Conservation Area to the north which could be adversely impacted by the development.

Summary of SA

The site has been submitted twice for differing uses, for market or affordable housing and residential care homes. Some structures on site may need to be cleared prior to development which could offer an opportunity to reuse materials. The site does not meet Natural England's standards for accessing green space but is in close proximity to playing fields on route to Alconbury which is accessible via public footpath. It is sufficiently remote from designated nature assets but is within the setting of Alconbury Weston Conservation Area, potentially causing adverse impact to a designated heritage asset. The A1(M) is situated approximately 900m east of the site and therefore could be subject to forms of pollution. There are limited culture and leisure facilities and there are no shops or a primary school within Alconbury Weston. Alconbury Weald Enterprise Zone and Crossways Distribution Centre are in 5km of the site providing employment opportunities. The residential care home use would provide modest employment on site. Whilst there is a bus service nearby to the site it has limited provision and is beyond 5km from a train station. The site could effectively integrate into the existing place and community, there is a pavement along the frontage allowing access to services in Alconbury Weston and also south to Alconbury. However, significant removal of trees on site could lead to adverse impact upon the local character of the area and upon the landscape. The capacity of the site is of a reasonable scale in relation to the surrounding built form. The site is 1ha and therefore could support national level government aspirations to promote site's suitability for SME builders.

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Updates after initial appraisal

Alconbury Weston 4: Land West of 41 Vinegar Hill, Alconbury Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations</p> <p>The site is not impacted by an air quality management area.</p> <p>There are built structures to clear on site prior to development providing the opportunity for the reuse or recycling of materials</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.</p> <p>The site is in flood zone 1 with no recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The site is wholly greenfield but there are built structures on site associated with the existing stables. This could provide an opportunity to reuse or recycle materials.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the northern edge of Alconbury Weston adjoining a linear development to the east on Vinegar Hill and therefore relates to the built form. There is a layer of greenfield to the south which separates the site from the main residential area in Alconbury Weston to some extent. The site does relate to the countryside especially to the north west due to an open western boundary so distant views from public right of ways from the west/north west are likely, negatively impacting the character of the landscape. Significant buffering/ screening will be required on this side. The density proposed would be somewhat higher than the surrounding area. The development would support the appearance of back land development and be atypical of the immediate area.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 500m west of the A1 and A14, and therefore the site could be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site will contribute to meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of a public park, playing fields and White Hard pub but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 1.5km of Crossways Distribution Centre Established Employment Area and 5km of Alconbury Weald Enterprise Zone where there are multiple concentrations of employment.. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service. There is a pavement immediately outside the site frontage on Vinegar Hill and there is a public right of way running through the middle of the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The site does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site solely proposes residential use
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it would be difficult to effectively integrate into the existing place and community. Whilst there is a pavement along the frontage, potential access along Vinegar Hill is removed from the built form. It would also be situated out of context of the build form behind the curtilage of residential properties which is a linear development on Vinegar Hill.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site. However, Alconbury Weston Conservation Area is situated 200m south of the site, and therefore the proposal may need to be sensitive to it's setting through effective masterplanning, landscaping and/or design.

Summary of SA

The site is flood zone with low recorded risk of surface water flooding. It is greenfield wholly greenfield classified as grade 3 agricultural land. The site has limited accessibility to natural green space but is remote from all of the designated nature assets. It is 500m west of the A1(M) and therefore may be subject to forms of pollution. There are limited culture and leisure facilities and there are no shops nor education facilities within Alconbury Weston. Alconbury Weald Enterprise Zone and Crossways Distribution Centre are in 5km of the site providing employment opportunities. Whilst there is a bus service nearby to the site it has limited provision and it is beyond 5km from a train station. There could be adverse impact upon the Alconbury Weston Conservation located 200m south of the site. The development would be located behind a row of houses along Vinegar Hill and exposed to the open countryside which could negatively impact the landscape and townscape character of the area and is also somewhat separate from the main residential area within Alconbury Weston. It would also be difficult to integrate the site into the existing place and community.

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Updates after initial appraisal

Alconbury Weston 5: Land East of Vinegar Hill, Alconbury Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations</p> <p>The site is not impacted by an air quality management area.</p> <p>There are built structures to clear on site prior to development providing the opportunity for the reuse or recycling of materials</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	.There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with minimal recorded risk of surface water flooding
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The site is part previously developed and part greenfield land. There are relatively small built structures in the south of the site providing some opportunity for the reuse or recycling of materials.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the eastern side of Alconbury Weston east of Vinegar Hill. The site relates closely to the settlement bordering residential properties to the south which is broadly level with the existing built line. There are also residential properties opposite the site frontage along Vinegar Hill. The site has a relationship with countryside adjoining arable farmland to the north and east. Even though the boundaries are densely vegetated the site will likely be highly visible from higher ground to the north and east. Therefore there may be significant landscape requiring mitigation. The capacity proposed is similar to the density of the residential area to the south potentially conserving townscape character.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 700m west of the A1, and therefore the site could be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site will contribute to meeting the housing needs of the district

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of a public park and playing fields but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km of Crossways Distribution Centre Established Employment Area and 5km of Alconbury Weald Enterprise Zone where there are multiple concentrations of employment. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service. There is a pavement immediately outside the site frontage along Vinegar Hill and there are public right of ways running along the northern and southern boundary.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The site does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site solely proposes residential use
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to integrate into the existing place and community. There are residential properties adjoining the site to the south, to the south east and opposite along Vinegar Hill. The limited facilities within Alconbury Weston can be accessed by a footpath along the frontage. The development could be visible for long distances and therefore significant landscape buffering will be required to ensure mitigation.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site. However, Alconbury Western Conservation Area is situated approximately 80m south west of the site, and therefore the proposal may need to be sensitive to it's setting through effective masterplanning, landscaping and/or design.

Summary of SA

The site is in flood zone 1 with minimal risk of surface water flooding. It is predominantly greenfield land, classified as grade 3 agricultural land. There are built structures to clear prior to development which could be recycled. The site has limited accessibility to natural greenspace but is sufficiently remote from all of the designated nature assets. It could be subject to noise pollution due to the A1(M) being situated approximately 700m east of the site. There is limited provision of culture and leisure facilities, education facilities and shops in the immediate area of the site. Employment opportunities are present less than 5km from the site. A bus service is in close proximity to the site but this is infrequent and a train station is beyond 5km. The site is located such that it could effectively integrate into the existing place and community. The site relates closely to the settlement, opposite residential properties on Vinegar Hill and north of a residential area. However, the topography of the site and surrounding land could result in the development causing significant adverse landscape impacted which would need to be mitigated. It would also need to be sensitive to the character of Alconbury Weston Conservation Area located to the south west of the site.

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Updates after initial appraisal

Alconbury Weston 6: Land to the North of the Crossways Distribution Centre, Alconbury Hill

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield with no built structures to clear prior to development.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is nearby to Alconbury water recycling area which may need upgrading to accommodate growth.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with minimal recorded risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land and classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site adjoins to Monks Wood National Nature Reserve and SSSI to the east and therefore is in close proximity to natural green space and meets Natural England's standards. It could be accessed via a public right of way to the south of the site.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is adjacent to Monks Wood, National Nature Reserve SSSI which could be adversely impacted by the development. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is separated from surrounding settlements, located 1.5km northeast of Alconbury Weston and 1km north of Alconbury Weald adjacent to the A1(M) and proposes 250,000 sqm of employment land including logistics. Although it does not have a close relationship with a settlement, Crossways Distribution Centre, an Established Employment Area in the existing Local Plan, is located to the south of the site. It is therefore strategically located and a naturally more appropriate place for this type of use given it's proximity to a major highway. However, approximately three quarters of the site extends past the existing built line and is surrounded by greenfield land to the north, east and south including Monks Woods SSSI to the north east. Despite some screening from hedging and trees along the boundaries, this means the proposal could be highly prominent in the countryside and negatively impact the landscape and Monks Wood, particularly if development occurs on the whole site. Development only on the western side of the site could improve integration/ compatibility with adjoining uses accounting for the location of existing employment land, transport infrastructure (A1)

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			and countryside. This is supported by the capacity and site area of the proposal being of a larger scale than adjoining employment uses. The scale, nature and location of the site could levy substantial air, noise or light pollution on a designated nature asset.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is of a scale that would cause substantial air, light and noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is for non-residential use.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is remote from education facilities.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	There are no culture or leisure facilities in close proximity to the site.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site proposes 25 ha of employment land and is adjacent to Crossways Distribution Centre Established Employment Area and within 5km of Alconbury Enterprise Zone. Hence, it could allow significant job growth and promote business clusters. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km from a train station but is within 800m of a bus service rated D+ on the place based carbon calculator meaning there is a regular service.</p> <p>The site is beyond 1km from active travel infrastructure.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	--	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The proposal is for logistics and distribution which would support new low density employment.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is strategically located adjacent to the A1(M) and north of a number of employment/ logistics/ distribution sites and therefore the development could be effectively masterplanned to integrate into the context of the immediate area. However, given the scale of the site it could levy substantial air, noise and light pollution, adversely impacting adjoining Monks Woods SSSI. Development limited to the western side of the site would improve integration with adjoining uses.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

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Summary of SA

The site is flood zone 1 with minimal recorded risk of surface water flooding. It is wholly greenfield land classified as grade 3 agricultural quality. The site adjoins to Monks Wood SSSI and National Nature Reserve and therefore meets all of Natural England's Standards for accessing greenspace which could be accessed via a public right of way to the south. However, the scale and nature of the development could cause negative impact upon Monks Wood through imposing noise, air and light pollution. Despite this, the site has a strong relationship between the built form and is strategically located, adjoining an Established Employment Area (EEA) to the south and the A1(M) to the west. Development limited to the western side may improve integration with adjoining uses/ the immediate area and could be achieved through effective masterplanning. The proposal has capacity for 250,000 sqm of employment use, is in close proximity to Alconbury Wealth Enterprise Zone and adjoins an EEA potentially providing substantial employment growth and business clustering opportunities. If the development is for logistics use this would support low density employment. There is a frequent bus service within 800m of a site but a pavement/ active travel infrastructure will be required to enable access. There are no designated heritage assets that would be adversely impacted by the development.

Updates after initial appraisal

Alconbury Weston 7: Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston

- 1.7** As identified in the LAA, the site is wholly within a waste management area which is specifically identified on the Cambridgeshire and Peterborough Minerals and Waste Local Plan as an operational/ committed site for the management of waste.
- 1.8** Therefore, a sustainability appraisal for the site has not been undertaken.

Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	+	The site is made up of four parcels of land two east of the A1M and 2 west of the A1M. The site promoter proposes around 3,000 homes and an undetermined amount of commercial floorspace including employment, retail and logistics/distribution on 267.55ha. Due to the size of the site and uses the site presents a substantial opportunity
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>for increases in greenhouse gases as a result of increased vehicular movements resulting from commuting and operational requirements for the proposed commercial uses.</p> <p>No active travel routes opportunities have been proposed. The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, however further confirmation would be required. Without this motorised transport would dominate.</p> <p>Open spaces have been proposed although the amount of land dedicated to this or proposals to promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants have not been identified and therefore the impact of this is unquantifiable. As are opportunities to reduce greenhouse gas emissions.</p> <p>The site is not within a landscape priority area. Bevill's Wood Ancient woodland and 'Hill Wood and Long Coppice' County Wildlife Site and ancient & semi-natural woodland sit on the eastern boundary of the site. Upton Wood Ancient Woodland is north of the north western parcel. Within the south of the site Hermitage wood County Wildlife Site and ancient and semi-ancient woodland is located. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet due to the size of the site there is potential for open space provision and the creation of green corridors to facilitate increased absorption and dissipation of nitrogen and other pollutants. This would require confirmation however from the site promoters.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	++	There no risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on the site.
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	N	The site promoter gives no clear indication of the amount of open space, or proposals to support habitats in adjusting to the impacts of climate change. However the site is of a size that has the potential to contribute to this. This would require confirmation however from the site promoters.
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The nature of employment uses may impact upon water supply and would require further investigation.
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	++	The site is not constrained by fluvial flood risk. Approximately 2% (3ha is susceptible to medium surface water flood risk, 1% high and 8% low. Mitigation would be required, although the site promoter proposes no indication of methods to minimise the risk of flooding.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	The majority of the wholly greenfield land. Safefield farm residential properties and agricultural buildings are present within the site however these represent a negligible opportunity to facilitate the use of previously developed land.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	-	The site is predominantly grade 3 agricultural land with the exception of 0.60ha.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	++	<p>Due to the size of the site there is potential for open space provision and the creation of green corridors to reduce this risk and provide publicly accessible open space. This would require confirmation however from the site promoters.</p> <p>Development in the eastern parcel may inhibit future connectivity of ancient woodlands.</p>
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	--	
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	-	<p>The site proposal has the potential to impact on ecology and biodiversity. Bevill's Wood Ancient woodland and 'Hill Wood and Long Coppice' County Wildlife Site and ancient & semi-natural woodland sit on the eastern boundary of the site. Upton Wood Ancient Woodland is north of the north western parcel. Within the south of the site Hermitage wood County Wildlife Site and ancient and semi-ancient woodland is located. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet to the size of the site there is potential for open space provision and the creation of green corridors to potentially reduce this risk and provide publicly accessible open space. This would require confirmation however from the site promoters and further evidence.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	-	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	-	<p>The site is situated within the Central Claylands characterised by large scale field patterns with few trees and hedgerow giving rise to a predominantly open landscape and extensive cover of ancient woodland in the north west. Regularly spaced traditional villages are also a key characteristic. The proposed site exhibits many of these key characteristics with the western parcel spanning the countryside between Upton and Alconbury Weston, and the eastern parcel bounded by and including ancient woodland. Due to the impact on these key characteristics landscape and townscape impact would be</p>
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>significant. Residential development between Upton and Alconbury Weston would fundamentally alter the nature of the settlements creating continuous development between the two settlements. Impact on the conservation area of Alconbury Weston would also need consideration. The site can be seen clearly from many aspects and public rights of way. The scale of the site could have a significant impact on the surrounding landscape. Significant landscaping would be required and assessments to demonstrate how negative impacts could be addressed.</p> <p>The site is well related to the surrounding countryside. The eastern parcels, proposed for potential commercial uses relate well to Alconbury Enterprise Zone and Crossways Distribution Centre. However the impact on ancient woodlands and county wildlife sites may be a significant constraint.</p> <p>The site promoter proposes a detailed landscape visual impact assessment to address landscape impact.</p>
SA8	<ul style="list-style-type: none"> • Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>A1 runs through the centre of the proposed site which means some of the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers.</p> <p>The scale of the site and proposed commercial uses has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site may impact on the wider landscape, ancient woodlands setting and the nearby villages of Upton and Alconbury Weston in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	+	<p>The site is close to Alconbury Weald and could present opportunities to link the eastern parcels of the proposed site to Alconbury Weald and Alconbury Enterprise Zone via active travel. The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, however further confirmation would be required. Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed.</p> <p>The western parcels (the site promoter infers this area is more suitable for residential development) are separated from the larger residential populations by the A1 and are considered a less sustainable location without significant intervention.</p> <p>In terms of market demand and meeting community needs the site is located predominantly within the Alconbury ward with the south eastern parcel within The Stukeleys ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows The Stukeleys as the 6th most expensive of the 26 wards and Alconbury the 18th in the district. The latter indicating lower costs are required for people looking to purchase homes in the locality.</p> <p>Rental data for October 2022 to October 2023 indicates that The Stukeleys ward is the 10th most expensive for renting a 3-bedroom home and Alconbury the 12th making renting slightly less affordable than the majority of the district. Together these help to indicate that delivering new homes on this site could assist with providing additional housing, with potential to influence affordability within the area.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	+	<p>The site is predominantly within the Alconbury ward with the south eastern parcel within The Stukeleys ward. Analysis of deprivation by Cambridgeshire County Council gives the Alconbury ward a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived) and The Stukeleys a 3.</p> <p>Development has potential to improve employment opportunities for residents. The eastern parcels of the site are close to Alconbury Weald and Alconbury Enterprise Zone which the site promoter proposes is more suitable for employment uses, this location would provide opportunities to link to nearby economic clusters. Public transport opportunities have been proposed which would create sustainable links to communities if implemented. Access to the A1 will assist in the operation of the site and links to nearby clusters providing opportunities for business expansion and investment.</p> <p>There are no proposals for other services such as health and community centre infrastructure. Proposals for other services such as health, schools and community centre infrastructure are proposed but no land has currently been identified for these. The site promoter proposes 3,000 homes which would require the provision of primary schools and social and community infrastructure would be required due to the size of the site.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	N	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>The site is a strategic scale residential and employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation. The site promoter has indicated the potential for up</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			to 3,000 homes and believes a suitable location for employment floorspace to be within the western parcels of the site however capacity and floorspace for this has not been quantified. The scale of employment here could support significant high and/or low density employment in the district help to enhance and diversify economic opportunities in the district. Proposed commercial uses include, employment, retail and logistics/distribution.
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	++	<p>Public rights of way traverse the site. wo public rights of way cross the parcel and can be accessed from Upton at Main Street (heading towards Alconbury Hill) and from Pig Market End (heading towards Alconbury Weston). In the north western parcel a public right of way runs along/within the western edge. Within the north eastern parcel two public rights of way are present within the site one traversing the site and one linking towards Hermitage Wood. One public right of way within the site heads west to east towards hermitage wood and the northern edge of Alconbury Airfield and Enterprise Zone. The site has the potential to incorporate these to provide active travel links to nearby settlements such as Upton, Alconbury Weston, Alconbury and Alconbury Weald. Connection opportunities between the eastern and western parcels of land (separated by the A1) are unknown and would require further investigation to understand the achievability of this.</p> <p>The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, however further confirmation would be required. Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? 	++	<p>The site is a strategic scale site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation. The site promoter not indicated the potential commercial floorspace potential, but does outline uses such as employment, retail and logistics/distribution. This could support significant high and/or low density employment opportunities in the district and help to enhance and diversify economic opportunities in the district. The site promoter notes that the eastern parcels would be more suitable for commercial uses and are well located being in proximity to Alconbury Weald and Alconbury Enterprise Zone.</p> <p>The north western parcel relates well to existing employment use and could provide opportunity for local business expansion</p> <p>The scale of the site has the potential to support indigenous companies due to the proximity to existing industry in Alconbury Weald and Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint. No tourism opportunities have been proposed.</p>
	<ul style="list-style-type: none"> Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? 		
	<ul style="list-style-type: none"> Support retention and growth of indigenous companies? 		
	<ul style="list-style-type: none"> Encourage sustainable tourism? 		
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	N	<p>The site is proposed for employment use and as such is considered that it may have a minimal positive contribution to existing town centres such as Huntingdon.</p>
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? 	-	<p>The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Disruption or disturbance to ancient woodlands, scheduled monument and the setting of the villages of Upton and</p>
	<ul style="list-style-type: none"> Retain the character of existing settlements? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Alconbury Weston (which has a conservation area) could impact on the sense of place. A landscape assessment would be required. It is unclear currently whether this could be achieved.</p> <p>The site is well related to the surrounding countryside. The eastern parcels, proposed for potential commercial uses relate well to Alconbury Enterprise Zone and Crossways Distribution Centre. Integration could be achieved after the completion of the Enterprise Zone. However integration of the north and south eastern parcels of land may be unachievable do to the dissection of the sites by a public footpath.</p> <p>The north western parcel relates well to existing employment use and could provide opportunity for local business expansion. However the eastern and western parcels do not relate well to each other (being separated by the A1) and integration of the two may require significant infrastructure. The site has strong connections to the strategic road network (A1) which would assist in the daily operation of the site.</p> <p>Significant masterplanning would be required to demonstrate that the site could create a sense of place in relation to accessibility, townscape impacts of Upton and Alconbury Weston and the affect on ancient woodlands, alongside the integration of properties that are within the north eastern parcel</p>
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	+	<p>Within the south of the north eastern parcel lies Hermitage wood County Wildlife Site and Ancient and semi-ancient woodland (approximately 12.50ha), the site also includes a Scheduled</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Monument. The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

Summary of SA

The Safefield Farm, North West of Alconbury Airfield proposal is located on predominantly greenfield agricultural land. The site is made up of four parcels of land two east of the A1M and 2 west of the A1M. The site promoter proposes around 3,000 homes and an undetermined amount of commercial floorspace including employment, retail and logistics/distribution on 267.55ha. The site is open countryside and the reuse of previously developed land is negligible. The site is predominantly grade 3 agricultural land with the exception of 0.60ha. The site is not constrained by fluvial flood risk some surface water flood risk is present, mitigation would be required.

The proposal presents little opportunity to reduce greenhouse gas emissions or to provide enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants. It is however of a size that could facilitate these aims including enhancing connectivity of sites. Average house prices in the ward area indicate opportunity to provide additional housing to influence affordability. However if developed the western parcels may not provide a sustainable location for development without significant intervention. Development would require substantial supporting community infrastructure and services to support the new community.

The site has potential to improve employment opportunities for residents. The eastern parcels of the site are close to Alconbury Weald and Alconbury Enterprise Zone and Crossways Distribution Centre which the site promoter proposes is more suitable for employment uses, this location would provide opportunities to link to nearby economic clusters. Integration could be achieved after the completion of the Enterprise Zone. The north western parcel relates well to existing employment use and could provide opportunity for local business expansion. The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond and link to a proposed guided busway extension and railway station however further confirmation would be required. These could provide sustainable links to other communities if implemented. Opportunities are also present for enhancing active travel linkages however these are also unconfirmed.

The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Disruption or disturbance to ancient woodlands, scheduled monument and the setting of the villages of Upton and Alconbury Weston (which has a conservation area) could impact on the sense of place. A landscape assessment would be required. It is unclear currently whether this could be achieved. The site proposal has the potential to impact on ecology

and biodiversity and scheduled monument an increase in footfall could detrimentally impact this and 'Bevill's Wood, Hill Wood and Long Coppice', Upton Wood and Hermitage Wood ancient & semi-natural woodlands and County Wildlife sites. The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

The site is well related to the surrounding countryside. The eastern parcels, proposed for potential commercial uses relate well to Alconbury Enterprise Zone and Crossways Distribution Centre. However integration of the north and south eastern parcels of land may be unachievable do to the dissection of the sites by a public footpath. The eastern and western parcels do not relate well to each other (being separated by the A1) and integration of the two may require significant infrastructure. The site has strong connections to the strategic road network (A1) which would assist in the daily operation of the site.

Significant masterplanning would be required to demonstrate that the site could create a sense of place in relation to accessibility, townscape impacts of Upton and Alconbury Weston and the affect on ancient woodlands, alongside the integration of properties that are within the north eastern parcel

A1 runs through the centre of the proposed site which means some of the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers.

The scale of the site and proposed commercial uses has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site may impact on the wider landscape, ancient woodlands setting and the nearby villages of Upton and Alconbury Weston in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary.

Updates after initial appraisal

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Alconbury Weston 9: Land Northwest of Chequers Close, Alconbury Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly greenfield with no built structures to clear prior to development.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	The site is nearby to Alconbury water recycling area which may need upgrading to accommodate growth.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is not constrained by fluvial flood risk. Medium surface water flood risk is present on approximately 4% of the site, high on 2.5% and low on 10.4%, focussed predominantly on the northern edge..
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land and classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site relates well to the existing settlement. The amount of development proposed is small enough to not affect the character of the area. The site is of a similar density to Chequers Close a residential development immediately east of the site. The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter proposes 15 homes and 15 custom and self-build plots. The site is of a size that will contribute to the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km from a train station but is within 800m of a bus service rated E- on the place based carbon calculator meaning there is a below average service.</p> <p>A public right of way runs along the western edge within the site (which can be accessed from the High Street in the village)</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site solely proposes residential use
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site relates well to the existing settlement. The amount of development proposed is small enough to not affect the character of the area. The site is of a similar density to Chequers Close a residential development immediately east of the site. The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained. The site is located such that it has the potential to effectively masterplanned into the existing community, however this would be completely reliant on safe access to the site via Chequers Close, which would require careful consideration of the residential amenity of existing residents. Incorporation of the public right of way should be included to facilitate active travel opportunities.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets in the immediate vicinity of the site.

Summary of SA

The site is not constrained by fluvial flood risk some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land and as such does not prioritise the development of previously developed land. The site is of a size that will contribute to the housing needs of the district.

The site beyond 800m local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre. It is not within an accessible distance of a primary school. The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities. The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment opportunities. A below average frequency bus stop is located within 800m meaning public transport is limited at best. the site frontage. The site is beyond 5km of a railway station. The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network. The site is sufficiently remote from all of the designated nature assets and has limited potential to improve the strategic habitat network. There are no designated heritage assets within or in proximity to the site.

The site relates well to the existing settlement. The amount of development proposed is small enough to not affect the character of the area. The site is of a similar density to Chequers Close a residential development immediately east of the site. The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained. The site is located such that it has the potential to effectively masterplanned into the existing community, however this would be completely reliant on safe access to the site via Chequers Close, which would require careful consideration of the residential amenity of existing residents. Incorporation of the public right of way should be included to facilitate active travel opportunities.

Updates after initial appraisal

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Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located approximately 1.2km north of Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, there is minimal surface water flood risk. Approximately 0.8% of the site is at medium risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However, the site proposes 400 homes and has capacity for natural, green and open spaces within the site.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site adjoins to Hermitage Wood to the east which is a County Wildlife Site an ancient woodland but is sufficiently remote from all of the other designated nature assets. Proximity to the site and the potential of increased footfall from nearby residents has the potential to adversely impact Hermitage Wood in terms of ecologically and biodiversity.</p> <p>The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site sits south of Crossways Distribution Centre employment area and north of Alconbury Weald and Alconbury Enterprise Zone forming part of a green break between the two. The green break extends east and is characterised by concentrations of ancient woodland. The development has the ability to fundamentally impact on the significance of the wider landscape including the potential of increased footfall from its proposed residential use that could detrimentally impact upon the ecology and biodiversity of these valued ancient woodlands.</p> <p>Hermitage Wood bounds the eastern boundary of the site which would be most immediately affected, which also includes a Scheduled Monument. The site therefore has a greater relationship to the open countryside than the nearby uses. The density of the site is very low.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The western edge of the site is within 50m of the A1 and abuts the B1043 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site sits south of Crossways Distribution Centre employment area and approximately 500m north of Alconbury Enterprise Zone which may cause light, noise and or visual pollution to future residents.</p> <p>Hermitage Wood County Wildlife site and ancient woodland sits on the eastern boundary. The site proposal has been submitted for 400 homes that could impact the woodlands in terms of light and noise, with the potential to detrimentally impact existing habitats and species and visual setting.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site proposes 400 homes which has the potential to support a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of a town centre and beyond 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is beyond 1.5km from a primary school and is of insufficient capacity for providing a school on site
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from any cultural and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is adjacent to Crossways Distribution Centre and is approximately 500m from Alconbury Weald Enterprise Zone.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no broadband data available in the vicinity of the site but nearby commercial properties to the north and west benefit from ultrafast broadband.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km from a train station but is within 800m of a bus service rated D+ on the Place based Carbon Calculator meaning there is a regular service.</p> <p>The site is approximately 400m south of a public footpath along the B1043.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal mentions the potential for some supporting infrastructure, however quantum and use has not been identified. The site is not of a size that would impact upon or detract people from existing town, local or village centres.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands. The site is south of Crossways Distribution Centre, which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone. Due to its separation from Alconbury Weald it is currently unclear how the site could be masterplanned to become part of this community without

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			further completion of the Alconbury Weald development and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required.,
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	Hermitage Wood lies to the west which includes a scheduled monument, the site has the potential to detrimentally impact this heritage asset as a result of increased footfall from new residents.

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land.

The site proposes 400 homes which has the potential to support a wide range of types, sizes and tenures. The site is beyond 5km of a town centre, and beyond 800m of a local convenience store, primary school and culture and leisure facilities. The site is adjacent to Crossways Distribution Centre and is approximately 500m from Alconbury Weald Enterprise Zone meaning nearby employment opportunities are accessible to future occupiers. The site within 800m of a slightly below average frequency bus stop meaning that there is some access to public transport. The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'. The site proposes 400 homes and has capacity for natural, green and open spaces within the site. The site adjoins to Hermitage Wood to the east which is a County Wildlife Site an ancient woodland but is sufficiently remote from all of the other designated nature assets. Proximity to the site and the potential of increased footfall from nearby residents has the potential to adversely impact Hermitage Wood in terms of ecologically and biodiversity and nearby concentrations of ancient woodland.

The proximity of the site to the A1, B1043, Crossways Distribution Centre and Alconbury Enterprise Zone mean that future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation.

The site proposal could also impact the woodlands in terms of light and noise, with the potential to detrimentally impact existing habitats and species.

The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands, specifically . The site is south of Crossways Distribution Centre, which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone. Due to its separation from Alconbury Weald it is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury Weald development and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required.

Updates after initial appraisal

Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located north of Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present. Approximately 4% of the site is at medium surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is predominantly classified as grade 3 agricultural land, part of the eastern portion of the site is classified as non agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However, the site proposes 840 homes and has capacity for natural, green and open space integrated within the site.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site adjoins to Hermitage Wood to the west which is a County Wildlife Site and ancient woodland but is sufficiently remote from all of the other designated nature assets. Increased footfall as a result of new development has the potential to impact the site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site sits immediately north and west of north of Alconbury Weald and Alconbury Enterprise Zone extending into the wider countryside. The area is characterised by concentrations of ancient woodland. The development has the ability to fundamentally impact on the significance of the wider landscape including the potential of increased footfall from its proposed residential use that could detrimentally impact upon the ecology and biodiversity of these valued ancient woodlands.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Hermitage Wood bounds the eastern boundary of the site which would be most immediately affected, which also includes a Scheduled Monument. The site therefore has a greater relationship to the open countryside than the nearby uses. The density of the site is very low.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is immediately north of Alconbury Enterprise Zone which has the potential to cause light, noise, odour and visual pollution to future occupants. The site is of a size that has the potential to cause light, noise and visual pollution on Hermitage Wood County Wildlife Site and ancient woodland (which also includes a Scheduled Monument). The site proposal has been submitted for 840 homes with the potential to detrimentally impact existing habitats and species and setting.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is proposed for 840 homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 800m of a local convenience store, 2.5km from a freestanding supermarket and 5km of a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is remote from a village or town based primary school and has insufficient capacity to provide a school on site. Improved access to a primary school could be achieved upon successful integration into Alconbury Weald.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m of cultural and leisure facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 1.5km of Crossways Distribution Centre and adjacent to Alconbury Weald Enterprise Zone where there are multiple concentrations of employment.</p> <p>The site has standard broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is remote from a bus service and train station.</p> <p>From east to west, there is a public right of way that runs through the middle of the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands and scheduled monument. The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of the wider countryside. Due to current lack of access from the B1043 and Alconbury Weald the site is isolated regarding means of access. it is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>Weald development, coordination of access arrangements which could present land ownership issues and/or compilation of potential intervening land to create a more comprehensive development</p> <p>Until development at Alconbury Weald / Alconbury Enterprise Zone development has made substantial progress and access is agreed it is unclear whether development could be achieved.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	Hermitage Wood lies to the west which includes a scheduled monument, the site has the potential to detrimentally impact this heritage asset as a result of increased footfall from new residents.

Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is predominantly classified as grade 3 agricultural land, part of the eastern portion of the site is classified as non agricultural land.

The site proposes 840 homes which has the potential to support a wide range of types, sizes and tenures. The site is beyond 800m of a local convenience store, 2.5km from a freestanding supermarket and 5km of a town centre and beyond 800m of culture and leisure facilities. The site is remote from primary school and has insufficient capacity to provide a school on site. Improved access to a primary school could be achieved upon successful integration into Alconbury Weald. The site within 1.5km of Crossways Distribution Centre and adjacent to Alconbury Weald Enterprise Zone meaning nearby employment opportunities are accessible to future occupiers. The site is remote from a bus service and train station.

The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'. The site proposes 840 homes and has capacity for natural, green and open spaces within the site. It has limited capacity to enhance the existing blue or green infrastructure network. The site adjoins to Hermitage Wood to the east which is a County Wildlife Site an ancient woodland and includes a scheduled monument. Proximity to the site and the potential of increased footfall from nearby residents has the potential to adversely impact Hermitage Wood in terms of ecologically and biodiversity and heritage and nearby concentrations of ancient woodland.

The proximity Alconbury Enterprise Zone mean that future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site proposal could also impact the woodlands in terms of light and noise and visual pollution.

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The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands and scheduled monument. The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of the wider countryside. Due to current lack of access from the B1043 and Alconbury Weald the site is isolated regarding means of access. It is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury Weald development, coordination of access arrangements which could present land ownership issues and/or compilation of potential intervening land to create a more comprehensive development. Until development at Alconbury Weald / Alconbury Enterprise Zone development has made substantial progress and access is agreed it is unclear whether development could be achieved.

Updates after initial appraisal

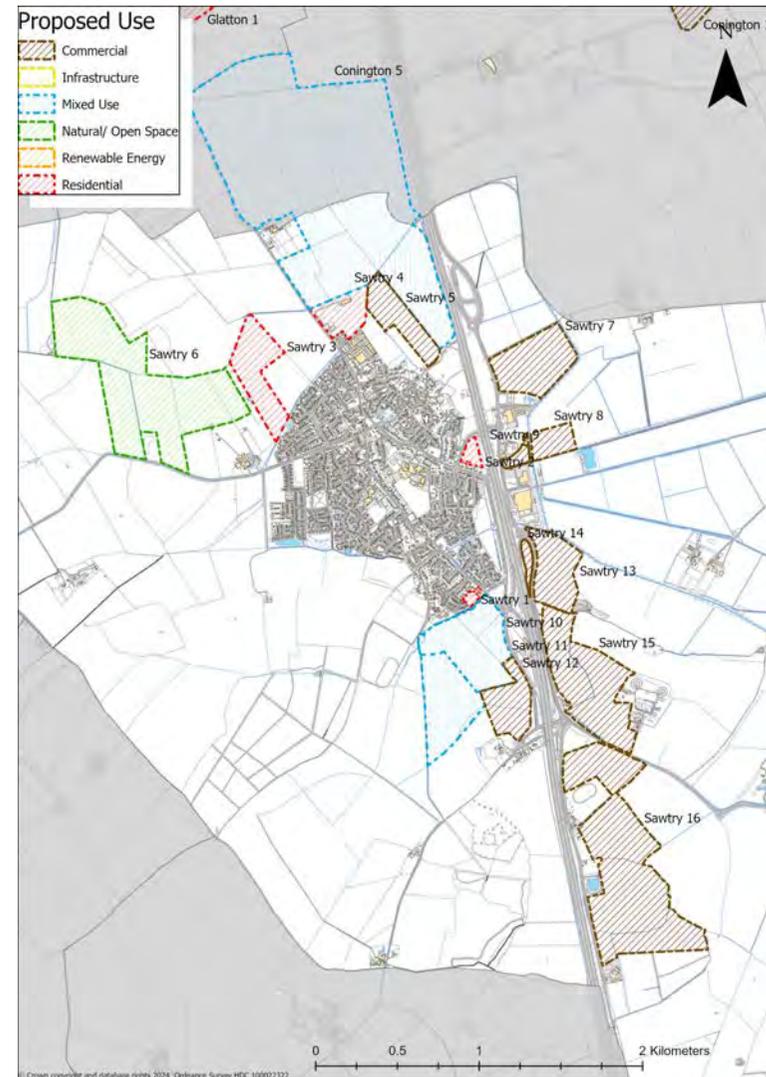
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Sawtry

1.9 A total of 16 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Sawtry 1: Green End Field, Sawtry
- Sawtry 2: Land at St Andrews Way, Sawtry
- Sawtry 3: Land to the West of Glatton Road, Sawtry
- Sawtry 4: Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry
- Sawtry 5: Land to the North East of the Brookside Industrial Estate, Sawtry
- Sawtry 6: Glebe Farm, Sawtry
- Sawtry 7: Land at Little Common Farm, Sawtry
- Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry
- Sawtry 9: Land North of Black Horse Industrial Estate (smaller site), Sawtry
- Sawtry 10: Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry
- Sawtry 11: Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry
- Sawtry 12: Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry
- Sawtry 13: Land Southwest of B1090 and East of Stangate Hill B1043 (larger site), Sawtry
- Sawtry 14: Land Southwest of B1090 and East of Stangate Hill B1043 (smaller site), Sawtry
- Sawtry 15: Land East of B1043 and East of Keeper's Cottage, Sawtry
- Sawtry 16: Land at Brickyard Farm, Sawtry

1.10 Please note that Conington 5: Land At, Middlemarsh Farm Glatton Road, Sawtry also partially falls within Sawtry parish, but it has been included under Conington as most of the site lies within that parish area.



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Sawtry 1: Green End Field, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk and approximately 37% of the site is at medium risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is wholly classified as urban land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. However, it does adjoin to the 'Local Standard' to the west and therefore is marginally beyond 300m from 2 ha of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Aversley Wood SSSI but is sufficiently remote from other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site sits on Green End road on the southern edge of Sawtry. The site is surrounded on three sides by housing relating well to the existing settlement. The southern aspect looks out into open countryside. The size of the development (5 to 10 homes) is such that it would not have a significant impact on the landscape, but would require some mitigation to allow transition from residential development to the countryside.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is in proximity to the A1 to the east but is screened by existing residential properties and trees.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 5 to 10 market and/or affordable or custom and self build homes.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
			The site is approximately 1km from Sawtry Junior Academy Primary School.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Sawtry Community Centre, CARESCO Centre, The Bell public house, a public park and allotments.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 2km from Old Great North Road Industrial Estate and 1.8km from Brookside Industrial Estate. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km from a train station but there is a bus stop located along the site frontage on Green End Road rated D+. There is a pavement adjoining the site frontage
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is in a location that could be effectively masterplanned to become part of the existing place and community. The site is surrounded by residential properties on three sides providing the opportunity for infill development. The site is greenfield land so offers no opportunity to redevelop previously developed land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site

Summary of SA

The site is not constrained by fluvial flood risk and approximately 37% of the site is at medium risk of surface water flood risk. The site is wholly greenfield and classified as urban land meaning development will not impact on the best and most versatile agricultural land. The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders.

The site is within 800m of a local convenience store, community centre, CARESCO centre, pub, public park and allotments, meaning local services and facilities would be accessible to future residents. Sawtry Junior Academy is within 1km. The site is approximately 2km from Old Great North Road Industrial Estate and 1.8km from Brookside Industrial Estate which could provide employment opportunities. A below average frequency bus stop is located on the site frontage. The site is just beyond 300m from 2 ha of natural green space (Natural England's 'Access to Greenspace Standards'). The site is within 1km of Aversley Wood SSSI but is sufficiently remote from other designated nature assets. There are no designated heritage assets within or in close proximity to the site.

The site is in a location that could be effectively masterplanned to become part of the existing place and community as it is surrounded by residential properties on three sides providing the opportunity for infill development. The size of the development (5 to 10 homes) is such that it would not have a significant impact on the landscape, but would require some mitigation to allow transition from residential development to the countryside.

Updates after initial appraisal

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Sawtry 2: Land at St Andrews Way, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial or medium surface water flood risk, low risk surface water flooding covers 9.6% of the site (0.13ha).</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is a mix of grade 3 agricultural land (approximately 1 third) and urban land (approximately 2 thirds)</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	+	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is located on St Andrews Way, residential back gardens sit to the south of the site and to the west, the latter of which are heavily screened meaning the relationship with the existing townscape is limited. The site provides a countryside feel to it, providing a green barrier between St Andrews Road and the A1. It has little relationship to the residential area of the village.</p> <p>Trees and hedgerow surround the site which will have significant biodiversity and ecological value and require retention so as not to cause detrimental impact.</p> <p>The site is not openly visible from within village or the wider landscape. The hedgerow along the western boundary contributes to the green character of the approach to the village from the north, which if lost would cause a detrimental impact. The site promoter proposes very low density development.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is not of a scale likely to cause substantial pollution, however the A1 bounds the eastern boundary and St Andrews Way crosses the A1 and which is elevated above ground level north of the site before gradually sloping as it continues south. The proximity to the A1, although screened and bounded by extensive tree line could present noise and air pollution for potential residents. Likewise the elevated roadway to the north could also present, noise air and light pollution challenges.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 40 market and affordable homes and possible custom and self build homes. The site is over 1ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1.1km from Sawtry Junior Academy Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of several culture and leisure facilities including Sawtry Community Centre, CARESCO Centre, The Old School Hall, All Saints Church, playing fields and Grey Stones public house.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is approximately 800m from Old Great North Road Industrial Estate and 1km from Brookside Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km from a train service but is within 200m from a bus service rated D+ on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement adjoining the site frontage on St Andrews Way.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site has little relationship to the residential area of the village.</p> <p>The A1 bounds the eastern boundary meaning that noise disturbance and air quality would be a significant issue to future residents. St Andrews Way crosses the A1 and is elevated above ground level north of the site which could exacerbate these issues and cause additional light pollution into the site.</p> <p>St Andrew's Way is a sweeping bend with fast moving traffic safety of access and exit to and from the site is a significant issue.</p> <p>Due to the presence of the A1 and St Andrew's Way flyover it is not considered that high quality development could be achieved.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage within or in close proximity to the site.

Summary of SA

The site is not constrained by fluvial or medium surface flood, some low risk surface water is present. The site is wholly greenfield and a mix of grade 3 agricultural land (approximately 1 third) and urban land (approximately 2 thirds). The site is of a size that could contribute to the housing needs of the district.

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The site is within 800m of a local convenience store, several culture and leisure facilities including Sawtry Community Centre, CARESCO Centre, The Old School Hall, a Church, playing fields and Public House meaning local services and facilities would be accessible to future residents. The site is approximately 1.1km from a primary school. The site is approximately 800m from Old Great North Road Industrial Estate and 1km from Brookside Industrial Estate which could provide employment opportunities. The site is with 200m of a below average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

The site has little relationship with the existing townscape and provides a countryside feel, contributing to the approach to the village which if lost would cause a detrimental impact. The site acts as a green barrier between St Andrews Road and the A1.

Noise disturbance, air quality and light pollution would be a significant issue to future residents as a result of the A1 and St Andrew's which is elevated above ground level north of the site. Safety of access and exit to the site would require mitigation as St Andrew's Way is a sweeping bend with fast moving traffic.

Due to the presence of the A1 and St Andrew's Way flyover it is not considered that high quality development could be achieved.

Updates after initial appraisal

Sawtry 3: Land to the West of Glatton Road, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Nearly all of the site is within flood zone 1 (99.6% equating to 12.43ha), with approximately 0.4% of the site (0.05ha) within flood zone 3b. 3.64% of the site (0.24ha) is at risk from medium surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly grade 3 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does have capacity for 300 homes with 1.5ha of natural green or open space included within the site.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site currently does not relate well to the existing settlement, the site is isolated from residential development to the south by Sawtry Brook and east and west by open countryside, with no means of

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			access. The site forms part of the edge of settlement countryside setting to the village, development of which would have a significant impact which would require strategic landscaping. However, to the east outline planning permission has been granted for 340 dwellings. If access could be achieved from this site and the site were built out, there is a potential that the site would then relate well to residential development in Sawtry. The site promoter proposes low density development of 300 homes.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site proposes 300 residential units which means it is of a size that could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	* The site is approximately 500m from The Coop local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is within Sawtry Village where there is a primary school. Outline permission for the adjoining site includes a primary school but the scoring, consistent with the methodology, is based on existing facilities. The site is beyond 800 from cultural and leisure facilities within Sawtry.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 500m of Brookside Industrial Estate and 2km from Old Great North Road Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a public right of right that runs along the north eastern boundary of the site
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is currently removed from residential development and more related to the countryside, meaning integration with the existing community at this point in time is not achievable. Access to the site is a significant constraint at present with no direct link to road infrastructure. This situation may change if development is completed to the east and access could be achieved from this site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site.

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Summary of SA

The majority of the site is within flood zone 1, however 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land. The site is of a size that could include a wide range of types, sizes and tenures.

The site is approximately 500m from a local convenience store, is within Sawtry Village where there is a primary school; an unimplemented site to the east plans for provision of a primary school, however the site to date remains undeveloped. The site is removed from other local services and facilities and beyond 800m of cultural and leisure facilities. The site is within 500m of Old Great North Road Industrial Estate and 2km from Brookside Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

The site has little relationship with the existing townscape and is more related to the countryside. It is isolated from the main residential area of Sawtry by open countryside and Sawtry Brook. Development on the site would have a significant landscape impact which would require strategic landscaping to transition to the open countryside. Access to the site is a significant constraint. An approved application for homes to the west of the site could change the sites potential in the future.

***Evidence submitted by the site promoter notes that the primary access route to the site for vehicles could be from the neighbouring site (which is yet to be built) which fronts onto Glatton Road and therefore the measurements for site's sustainability appraisal have been set from the site's eastern boundary.**

Updates after initial appraisal

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Sawtry 4: Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with agricultural buildings on site meaning that reuse of materials or buildings would be minimal at best.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 10% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 83% (5.66ha) of the site is within flood zone 1 with flood zone 2 and 3 also present, approximately 18% (0.31ha) is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land, there are two agricultural buildings on the site.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from all of the designated nature assets</p> <p>The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site forms part of the wider open countryside to the north. The southern boundary is screened from but abuts Brookside Industrial Estate. Buildings and hedgerow create a landscape barrier between this and the site. The site forms part of the countryside approach to Sawtry as it is exposed in both the local landscape and longer distance views, significant landscaping would be required. Currently the site has little relationship to the built area of Sawtry. The site promoter proposes 190 homes.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site proposes 190 residential units which means it is of a size that could include a wide range of types, sizes and tenures.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	<p>The site is approximately 100m from The Coop convenience store.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	<p>The site is within Sawtry where there is a primary school.</p> <p>The site is within 800m of Sawtry Methodist Church and Greystones pub but is beyond 800m from the other cultural and leisure facilities within Sawtry.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site adjoins to Brookside Industrial Estate and is approximately 2km from Old Great North Road Industrial Estate. The site benefits from ultrafast broadband in the vicinity
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on The Place Based Carbon Calculator. The site is approximately 140m from a public footpath on Glatton Road.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is currently removed from residential development and more related to the countryside, meaning integration with the existing community at this point in time is not achievable. This situation may change if development is completed to the west where 340 homes are proposed, where development of this site would extend the residential gateway into Sawtry.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land, there are two agricultural buildings on the site meaning that reuse of materials or buildings would be minimal at best. The site is of a size that could include a wide range of types, sizes and tenures.

The site is approximately 100m from a local convenience store, is within Sawtry Village where there is a primary school and within 800m of a church and pub, it is beyond 800m from the other cultural and leisure facilities. The site adjoins to Brookside Industrial Estate and is approximately 2km from Old Great North Road Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from the designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

The site forms part of the wider open countryside to the north and is screened from Brookside Industrial Estate. The site forms part of the countryside approach to Sawtry exposed in both the local landscape and longer distance views, significant landscaping would be required. Currently the site has little relationship to the built area of Sawtry meaning integration with the existing community at this point in time is not achievable. This situation may change if development is completed to the west where 340 homes are proposed, where development of this site would extend the residential gateway into Sawtry.

Updates after initial appraisal

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Sawtry 5: Land to the North East of the Brookside Industrial Estate, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 9% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The majority of the site (91% equivalent to 8.4ha) is within flood zone 1, with flood zone 2 and 3 also present, approximately 9% (0.8ha) is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land.</p> <p>The site is grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has limited capacity to improve the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site forms part of the countryside approach to Sawtry as it is exposed in both the wider local landscape and can be seen in longer distance views. The site can also be seen clearly from Tort Hill, a narrow lane which extends along the southern boundary of the site transitioning the village from residential area to countryside. Significant landscaping would be required to mitigate the impact of development. The site has little relationship to the residential area and would have to be accessed from Tort Hill which would affect the form and character of this edge of settlement residential area which is characterised by a narrow lane and extremely low density detached housing.</p> <p>The site promoter proposes 25,000 sqm of employment and logistics, significant travel increases in this area could impact upon the village as heavy goods vehicles would be required to travel though the village to access the A1</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site promoter proposes employment and logistics and distribution on site as such the site could cause light, noise, odour, air or visual pollution dependent on the final use.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	N	The site is for non-residential uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of The Coop local convenience store, accessible via a public right of way traversing the north western edge of the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within Sawtry where there is a primary school
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of Sawtry Methodist Church and Greystones public house but is beyond 800m from the other cultural and leisure facilities within Sawtry.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site will provide 2.5 ha of employment land and is adjacent to Brookside Industrial Estate. The site could provide additional employment opportunities and opportunities for expansion. The site benefits from ultrafast broadband in the vicinity
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	Using the public right of way that runs along the north western edge of the site, it is within 800m of a bus service rated C on the Place Based Carbon Calculator. There is a public right of way traversing the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	+	The site promoter proposes up to 25,000sqm of employment and logistics and distribution on site. This would support a mix of new high and low density employment within the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The proposed use of the site (employment/logistics) and the access required off Tort Hill means that it would be extremely difficult effectively masterplan the site in a manner that could integrate the site with the existing low density residential development. Excessive transport movements of large goods vehicles would cause significant safety issues to existing residents.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site

Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land meaning that there are no opportunities for redevelopment or reuse of previously developed land. The proposed use of the site could support a mix of new high and low density employment for the district.

The site is approximately 800m from a local convenience store, is within Sawtry Village where there is a primary school and within 800m of a church and public house, it is beyond 800m from the other cultural and leisure facilities. The site will provide 2.5 ha of employment land and is adjacent to Brookside Industrial Estate which could provide additional employment opportunities and opportunities for expansion. The site is within 800m of an average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from the designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

The site forms part of the countryside approach to Sawtry, exposed in both the wider local landscape and can be seen in longer distance views. Significant landscaping would be required to mitigate the impact of development. The site has little relationship to the residential area. The proposed use of the site and the access required off Tort Hill means that it would be extremely difficult effectively masterplan the site in a manner that could integrate the site with the existing low density residential development affecting the form and character of the area. Excessive transport movements of large goods vehicles would cause significant safety issues to existing residents and increase heavy goods traffic through the village to access the A1.

Updates after initial appraisal

Sawtry 6: Glebe Farm, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is for biodiversity net gain.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	Sites for biodiversity net gain can contribute to addressing climate change and biodiversity, through planting and habitat restoration.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	<p>The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).</p> <p>Sites for biodiversity net gain can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	<p>The site is for biodiversity net gain and therefore would not to require input in the form of waste water infrastructure.</p> <p>The site is not constrained by fluvial flood risk, medium surface water flood risk is present on 0.84% (0.30ha) of the site. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk.</p>
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	N	The site is proposed solely for biodiversity net gain opportunities.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	N	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site proposes 48 ha of Biodiversity Net Gain and therefore has direct opportunities to enhance the green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is proposed solely for BNG and therefore would not adversely impact designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas but the scope and nature of the proposal could offer improvements strategically in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>Due to the proposed use of the site it the site would have a positive impact on the landscape ecology. It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration.</p> <p>The proposed use of the site for biodiversity net gain would be considered complimentary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is proposed solely for biodiversity net gain and as such would not impact on light, noise, odour or visual pollution
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is for non residential use
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	There is a public right of way that runs along the site frontage on Gidding Road and the proposal could provide opportunities to integrate active travel infrastructure for work and leisure purposes.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	Due to the proposed use of the site would have a positive impact on the surrounding landscape and ecology.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no heritage assets within or in close proximity to the site.

Summary of SA

The site is for Biodiversity Net Gain opportunities. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk. The proposed use of the site would have a positive impact on the surrounding landscape and ecology. It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration. There is a public right of way that runs along the site frontage on Gidding Road and the proposal could provide opportunities to integrate active travel infrastructure for work and leisure purposes. There are no heritage assets within or in close proximity to the site.

Updates after initial appraisal

Sawtry 7: Land at Little Common Farm, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 1.5% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 98.6% of the site (14.35ha) is within flood zone 1, with flood zone 2 and 3 also present, approximately 1.2% (0.11ha) is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land.</p> <p>Just over half of the site is grade 3 agricultural land and the remaining land is grade 2</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--		The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++		The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-		The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	-	<p>The site is separated from the main village of Sawtry by the A1 and sits within the open countryside. The proposed use is exposed in the wider landscape setting and would require landscape mitigation. The southern boundary immediately adjoins a cemetery and allocated extension as set out in the Sawtry Village Neighbourhood Plan. The proposed use could impact on the tranquillity of the cemetery however, Oakwood Business Park does sit immediately south of the cemetery and provides heavy screening through planting to minimise the impact of the conflicting uses. The site is near to other employment and industrial uses, which creates a cluster of such uses in this particular area.</p> <p>The site proposals suggest a number of uses including employment, commercial leisure uses, renewable energy and transport/lorry parking, the impact of which on the countryside setting would vary dependent on the final use, with renewable energy having a lesser impact.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	-	<p>The site has been put forward for a number of potential uses including employment, commercial leisure uses, transport and parking/lorry parking or renewable energy.</p> <p>The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use. The site is near the A1 which could cause noise odour or visual pollution.</p> <p>Renewable energy proposals would have a negligible impact, whereas lorry parking would increase light, noise, odour and visual pollution in the area.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N		The site proposes commercial or infrastructure uses on the site and would therefore not contribute to housing needs.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-		The site is approximately 1.2km from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+		The site is near to Sawtry village where there is a primary and secondary school but is separated from the site by the A1.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N		The site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate and will also provide a substantial (14.56ha) amount of employment land.</p> <p>There is standard broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is approximately 1.1km from a bus service rated C on the Place Based Carbon Calculator. It is beyond 5km from a train station.</p> <p>Potential access to the site could be achieved from B1043 which has a pavement.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The site promoter proposes a number of potential uses on the site.</p> <p>Proposals for employment and commercial leisure uses would support high and low density employment within the district. Whereas parking/lorry parking would assist with the logistics industry.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is near to other employment and industrial uses, which creates a cluster of such uses in this particular area meaning that site is in a location which has the potential to be effectively masterplanned into and compliment the existing cluster. Access to the A1 nearby would also assist with this.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Masterplanning of the site would require careful consideration of the impact on the cemetery to the south, although development in this area provides some evidence that this could be achieved, however this may be dependent on the final use.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site but it does adjoin to a graveyard to the south where the Tombstones Grave Yard, a grade II listed building, is located which could be adversely impacted by the development.

Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield land and just over half of the site is grade 3 agricultural land and the remaining land is grade 2 meaning that there are no opportunities for redevelopment or reuse of previously developed land. The site has been put forward for a number of potential uses including employment, commercial leisure uses, transport and parking/lorry parking or renewable energy, dependent on the final use it has the potential to support high or low density employment within the district, proposals for parking/lorry parking would assist with the logistics industry.

The site is distant from a local convenience store, freestanding supermarket and a town centre. The site is reasonably removed from convenience stores with the closest local convenience store 1.2km away, the site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry. A primary and secondary school are located in the village which is separated from the site by the A1. The site will provide 14.56ha of employment land is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate which could provide additional employment opportunities to compliment current uses. The site is within 1.1km of an average frequency bus stop. The site is remote from nature designations and natural green space using Natural England's 'Access to Greenspace Standards'.

The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use, renewable energy proposals would have a negligible impact, whereas lorry parking would increase light, noise, odour and visual pollution in the area. The site is near the A1 which could cause noise odour or visual pollution. The site is exposed in the wider landscape setting and would require landscape mitigation. Proposed uses could impact on the tranquillity and setting of the cemetery and nearby a listed building, however, heavy screening through planting to could minimise the impact of the conflicting uses. The site is well placed near to other employment and industrial uses and access to the A1 means that the site has the potential to be effectively masterplanned into and compliment the existing cluster.

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Updates after initial appraisal

Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry

1.11 As identified in the LAA the site is not suitable for development due to significant constraints such as the Middle Level Catchwater Drain and the land's status as a Neighbourhood Plan allocation for sports and recreational uses. The western parcel of this site has been assessed separately as Sawtry 9 - Land North of Black Horse Industrial Estate (smaller site), Sawtry.

Sawtry 9: Land North of Black Horse Industrial Estate (smaller site), Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 4% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The 96.6% of the site (1.30ha) is within flood zone 1, with flood zone 2 and 3 also present, approximately 5.7% (0.0.4ha) is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly grade 3 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200m from 0.5ha of natural greenspace according to Natural England's 'Access to Natural Greenspace Standards'.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site proposals include with employment or commercial leisure uses such as hotels, gyms, cinemas etc. It relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors a nursery and some residential properties to the north.</p> <p>The site is relatively enclosed meaning landscape impact would not be significant if existing trees and hedgerow were retained.</p> <p>The proposed density of the site has not been provided.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site has been put forward for a number of uses including employment and commercial leisure uses such as hotels, gyms or cinemas. The site is near the A1 which could cause noise odour or visual pollution. The prospect of causing widespread light, noise,

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			odour or visual pollution will be dependent on the final use and would be related to potential traffic movements and evening use, however the size of the site may mean that it may not have a significant impact.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site proposes employment and commercial leisure uses on the site and would therefore not contribute to housing needs.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is approximately 1.2km from a local convenience store. It is beyond 2.5km from a freestanding supermarket and 5km from a town centre.</p> <p>The site is near to Sawtry village where there is a primary and secondary school but is separated from the site by the A1.</p> <p>The site adjoins to a pavilion but is beyond 800m from other culture and leisure facilities within Sawtry.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site adjoins to Old Great North Road industrial estate to the south and is proposed for commercial leisure or employment use.</p> <p>The site benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is within 800m from a bus service rated D+ on the Place-based Carbon Calculator.</p> <p>There is a pavement adjoining the site frontage on Old North Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	<p>The site promoter proposes a number of potential uses on the site.</p> <p>Proposals for employment and commercial leisure uses would support high and low density employment within the district. The site is north of Old Great North Industrial Estate, which could provide opportunities for business expansion.</p>
SA14	<ul style="list-style-type: none"> • Reinforce the role of town, local and village centres in serving their communities? 	+	<p>The site promoter proposes potential for commercial leisure uses which could support the village and local community by providing additional sport or leisure facilities, however the site is removed from the main centre and separated by the A1 potentially shifting the local offer away from the village centre.</p>
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	<p>The site relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors a nursery and some residential properties to the north. As such it has the potential to be effectively masterplanned to integrate with the current business cluster and provide opportunity for expansion. Access via the A1 allows opportunity for connectivity to the wider network.</p> <p>Some mitigation may be required to integrate the development with nearby residential units.</p>
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	+	<p>There are no designated heritage assets within or in close proximity to the site.</p>

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Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land. The site has been put forward for a number of potential uses including employment and commercial leisure uses such as hotels, gyms, cinemas etc, dependent on the final use it has the potential to support high or low density employment.

The site is distant from a local convenience store, freestanding supermarket and a town centre. The site is reasonably removed from convenience stores with the closest local convenience store 1.2km away, the site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry. A primary and secondary school are located in the village which is separated from the site by the A1. The site adjoins to Old Great North Road Industrial Estate to the south and is proposed for commercial leisure or employment use which could provide additional employment opportunities and expansion of the existing estate. The site is within 800m of a slightly below average frequency bus stop. The site is remote from nature designations and within 200m from 0.5ha of natural greenspace using Natural England's 'Access to Greenspace Standards'.

The site is near the A1 which could cause noise odour or visual pollution. The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use and would be related to potential traffic movements and evening use, however the size of the site may mean that it may not have a significant impact. The site relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors, a nursery and some residential properties to the north.

The site is relatively enclosed meaning landscape impact would not be significant if existing trees and hedgerow were retained. It has the potential to be effectively masterplanned to integrate with the current business cluster and provide opportunity for expansion. Access via the A1 allows opportunity for connectivity to the wider network.

Updates after initial appraisal

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Sawtry 10: Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The 98.9% of the site (34.28ha) is within flood zone 1, with flood zone 3 also present, approximately 5.4% (0.66ha) is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land</p> <p>The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha)</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site has capacity for up to 500 dwellings with 18ha of open space included within the site and the northern edge of the site is just outside of Natural England's 'Access to Greenspace Standards of the '300m of 2ha of natural greenspace' .
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is outside Natural Cambridgeshire's Green infrastructure network but has proposed 18 ha of open space. Therefore, it may contribute to improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is south of the residential area of Sawtry and located within open countryside. It is bounded by Toll Bar Way and St Judith's Lane where it is highly exposed within the wider landscape. The site would form a significant extension to the village of Sawtry, but is well related to the settlement and services and facilities. The site is in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge. Strategic landscaping would be required to minimise impact on the landscape setting. The proposed capacity allows for landscaping to transition the residential development to the open countryside.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 150m away from the A1 which sits to the east of the site. Toll Bar Way and associated roundabout to access the A1 are on the eastern boundary of the site. There is a possibility that the site could be subject to light, noise and odour pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site proposes up to 500 dwellings which could include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of The Old Post Office convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1.4km from Sawtry Junior Academy primary school. The site proposal identifies potential for a primary school but provides no capacity.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is with 800m of The Bell pub, a public park and allotments. The site proposal identifies potential for a community centre but provides no capacity.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on the Place Based carbon Calculator
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement immediately opposite the site along the site frontage
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	+	The proposal includes potential commercial leisure uses which could support high low density employment for the village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	+	The proposal supports the provision of additional retail and commercial leisure uses (although floorspace is not confirmed), schools, community centre and health centre which could support the community.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located as such that it has the potential to be effectively masterplanned to be integrated with the existing community. Strategic landscaping would be required to ensure a transition from residential to countryside location. The site has access to the A1. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

Summary of SA

The majority of the site is within flood zone 1, however zones 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield land and predominantly grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha). The site proposes up to 500 dwellings which could include a wide range of types, sizes and tenures.

The site is within 800m of a local convenience store, pub, public park and allotments, meaning some local services and facilities would be accessible to future residents. Sawtry Junior Academy is within 1.4km. The site proposal identifies potential for retail, school, community centre uses however no capacity or certainty of delivery is provided. The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate providing some access to employment opportunities. The site is within 800m of an average frequency bus stop. The site is outside Natural Cambridgeshire's Green infrastructure network but has proposed

18 ha of open space. which may contribute to improvements in habitat connectivity. It is just outside of Natural England's 'Access to Greenspace Standards of the '300m of 2ha of natural greenspace'. The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site. There are no designated heritage assets within or in close proximity to the site.

The site would form a significant extension to the village of Sawtry, but is well related to the settlement and services and facilities. Due to the proximity to the A1 some of the site could be subject to noise, odour or visual pollution. The site's prominence within the wider landscape and in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge means strategic landscaping would be required. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.

Updates after initial appraisal

Sawtry 11: Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	98% of the site is within flood zone 1 a small portion of flood zone 3b is present in association with the ordinary watercourse which runs along the northern boundary, 6.3% of the site is at medium risk from surface water flooding in similar locations to that of fluvial flood risk
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha)
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site has capacity for up to 300 dwellings with open space included within the site and the northern edge sits just outside of Natural England's 'Access to Greenspace Standards' of 'within 300m of 2ha of natural greenspace'.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green infrastructure network and has limited potential to contribute to improvements in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is south of the residential area of Sawtry and located within open countryside. It is bounded by Toll Bar Way and St Judith's Lane where it is highly exposed within the wider landscape. The site would form a substantial extension to the village of Sawtry, but is well related to the settlement and services and facilities. The site is in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge. Strategic landscaping would be required to minimise impact on the landscape setting. The proposed capacity allows for landscaping to transition the residential development to the open countryside.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is approximately 150m away from the A1 which sits to the east of the site. Toll Bar Way and associated roundabout to access the A1 are on the eastern boundary of the site. There is a possibility that the site could be subject to light, noise and odour pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site proposes up to 300 dwellings which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of The Old Post Office convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within Sawtry village where there is a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of The Bell pub, a public park and allotments. The site proposal identifies potential for a community centre but provides no capacity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate.</p> <p>The northern half of the site benefits from superfast broadband in the vicinity but there is no available date, according to OFCOM, within or surrounding the remaining part of the site.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is beyond 5km from a train station but is within 800m from a bus service rated C on the Place Based Carbon Calculator</p> <p>There is a pavement immediately opposite the site frontage.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The proposal includes potential commercial leisure uses which could support high low density employment for the village.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	+	<p>The proposal supports the provision of additional retail and commercial leisure uses (although floorspace is not confirmed), which could support the community.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is located as such that it has the potential to be effectively masterplanned to be integrated with the existing community. Strategic landscaping would be required to ensure a transition from residential to countryside location. The site has access to the A1. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li data-bbox="293 421 920 448">Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The majority of the site is within flood zone 1, however zones 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield land and predominantly grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha). The site proposes up to 300 dwellings which could include a wide range of types, sizes and tenures.

The site is within 800m of a local convenience store, pub, public park and allotments, meaning some local services and facilities would be accessible to future residents. The site is within Sawtry village where there is a primary school. The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate providing some access to employment opportunities. The site is within 800m of an average frequency bus stop. The site is outside Natural Cambridgeshire's Green infrastructure network. It is just outside of Natural England's 'Access to Greenspace Standards of the '300m of 2ha of natural greenspace'. The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site and be impacted by increased footfall. There are no designated heritage assets within or in close proximity to the site.

The site would form a substantial extension to the village of Sawtry, but is well related to the settlement and services and facilities. Due to the proximity to the A1 some of the site could be subject to noise, odour or visual pollution. The site's prominence within the wider landscape and in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge means strategic landscaping would be required. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.

Updates after initial appraisal

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Sawtry 12: Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, 25% of the site is at medium risk from surface water flooding associated with drains.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The eastern third of the site is grade 2 agricultural land with the remainder grade 3.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is approximately 750m from Aversely Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site and be impacted by increased footfall.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is an agricultural field within open countryside and highly exposed within the wider landscape. The site is in an isolated location removed from extensive built development. Although some residential properties sit outside the south western corner and some residential and agricultural properties are present across Coppingford Road to the south, the site is more related to the countryside.</p> <p>The site promoter proposes employment and roadside services, which whilst out of keeping with this rural hamlet does have a relationship to the A1 with linkages to access the A1 north and south within a mile. A specific density for the site has not been provided, meaning the scale of impact on the local area and landscape is currently undetermined.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The site is less than 100m away from the A1 which sits to the east of the site. Toll Bar Way is on the eastern boundary of the site. There is a possibility that the site could be subject to light, noise and odour pollution.</p> <p>The proposal is for employment and or roadside services, which has the potential to cause light, noise, odour and visual pollution especially in the case of roadside services which would include increase traffic movements.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site proposes employment and/or roadside services on the site and would therefore not contribute to housing needs
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is nearby to the built up area within Sawtry where there is primary and secondary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from cultural and leisure facilities within Sawtry.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The proposal is for employment use and is approximately 1.5km from Old Great North Road Industrial Estate, which is east of the A1. The nearest available data to the site shows there is standard level broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site beyond 5km from a train station but is within 800m of a bus service rate D+ on the Place Based Carbon Calculator. There is a pavement along the site frontage on Toll Bar Way
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	+	The site proposes employment and/or roadside services on the site which could provide additional high or low density employment.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	+	The proposal includes possible roadside services which could provide an element of retail, which could also help to support the small concentration of residential dwellings near the area
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is in an isolated location removed from extensive built development. The potential scale and use of development is of a nature that may make it difficult to integrate with the existing community. However proximity to the A1 could assist with the operation of the site, transport movements would have to be via Toll Bar Way or the B1043, which may make roadside service use unpractical due to distance required to travel to access to the services. However it may be of assistance to employment uses dependent on the scale. To minimise impact employment uses could be reduced to reflect development density to the south of Coppingford Road.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

Summary of SA**1.12** Update and amend yellow

The site is not constrained by fluvial flood risk, but would require surface water flood mitigation. The site is wholly greenfield land with the eastern third of the site grade 2 agricultural land and the remainder grade 3. The site proposes employment or roadside service uses. The site is approximately 750m from Aversely Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site and be impacted by increased footfall.

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The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre. The site is nearby to the built up area within Sawtry where there is primary and secondary school. The site is beyond 800m from cultural and leisure facilities within Sawtry. The site proposes employment and/or roadside services on the site which could provide additional high or low density employment. The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

There is a possibility that the site could be subject to light, noise and odour pollution due to proximity to the A1. The proposed uses have the potential to cause light, noise, odour and visual pollution especially in the case of roadside services which would include increase traffic movements. The uses could provide additional high or low density employment.

The site is in an isolated location removed from extensive built development and highly exposed within the wider landscape, the site is more related to the countryside. The site promoter proposes employment and roadside services, which whilst out of keeping with this rural hamlet does have a relationship to the A1, which could assist with the operation of the site. Transport movements would have to be via Toll Bar Way or the B1043, which may make roadside service use unpractical due to distance required to travel to access to the services. However it may be of assistance to employment uses dependent on the scale. To minimise impact on the hamlet and landscape, employment uses could be reduced to reflect development density to the south of Coppingford Road.

Updates after initial appraisal

Sawtry 13: Land South of Old Great North Industrial Estate (larger site), Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 5% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	95% of the site (11.7ha) is within flood zone 1 flood zones 2, 3a and 3b are present along the south eastern and northern boundary, approximately 6% of the site is at medium risk from surface water flooding in association with the Middle Level Catchment Drain to the north and field drainage on the east.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is approximately 1km from Aversely Wood SSSI but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is open countryside. The site is proposed for employment use. The site's location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities/ expanded business cluster within the area.</p> <p>The land proposed is divided into two parcels dissected by the B1043, the western of which is well screened and the eastern requiring landscape mitigation due to exposure within the wider landscape. The shape of the western parcel makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration. A proposed capacity has not been provided to indicate whether land would be used efficiently.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The western parcel of the site bounds the A1 and the eastern parcel is site is approximately less than 100m away from the A1 which sits to the west of the site. The B1043 runs between the parcels of land. There is a possibility that the site could be subject to light, noise and odour pollution.</p> <p>The proposal is for employment, which has the potential to cause light, noise, odour and visual pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	<p>The site proposes employment and/or roadside services on the site and would therefore not contribute to housing needs</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is nearby to the built up area within Sawtry where there is a primary and secondary school but it is separated from the site by the A1.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is approximately 400m from a pavilion where there are playing fields but is beyond 800m from other cultural and leisure facilities within Sawtry.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is proposed for employment use and is within 1.5km of Old Great North Road Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a train station and 800m from a bus service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is approximately 600m south from a pavement on Great North Road and there is a public right of way running along the southern boundary.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	The site proposes employment uses which could provide additional high density employment south of Old Great North Industrial Estate, which could provide opportunities for business expansion.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. Access to the A1 would compliment the proposed use of the site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

Summary of SA

The majority of the site is within flood zone 1, flood zones 2, 3a are present as is surface water flood risk which would require mitigation. The site is wholly greenfield land grade 3 agricultural land. The site proposes employment uses.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre. The site is nearby to the built up area within Sawtry where there is primary and secondary school. The site is within 400m of a pavilion and playing fields but is beyond 800m from cultural and leisure facilities within Sawtry. The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.

Proximity to the A1 means there is a possibility that the site could be subject to light, noise and odour pollution.

The proposed uses could provide additional high density employment. The eastern parcel of land would require landscape mitigation due to exposure within the wider landscape. The shape of the western parcel makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration.

The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. Access to the A1 would compliment the proposed use of the site.

Updates after initial appraisal

Sawtry 14: Land South of Old Great North Industrial Estate (smaller site), Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial or surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly grade 3 agricultural land

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is approximately 1km from Aversely Wood SSSI but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is south of Black Horse Business Park. It is bounded by the A1 to the west and the B1043 to the east, it is well screened by established trees and hedgerow, meaning that landscape impact would be minimal. The shape of the site makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration. The site is proposed for employment use or commercial leisure uses - hotel, cinema, gyms etc. The site's location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities/ expanded business cluster within the area.</p> <p>A proposed capacity has not been provided to indicate whether land would be used efficiently.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The site is bounded by the A1 to the east and the B1043 to the west. There is a possibility that the site could be subject to light, noise and odour pollution.</p> <p>The proposal is for employment and or commercial leisure uses such as a gym, hotel, cinema which has the potential to cause some light, noise, odour and visual pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site proposes employment and/or commercial leisure uses on the site and would therefore not contribute to housing needs
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is nearby to the built up area of Sawtry where there is a primary and secondary school, but it is separated from the site by the A1.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is approximately 400m from a pavilion where there are playing fields but is beyond 800m from other cultural and leisure facilities within Sawtry.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is proposed for employment use and is within 1.5km of Old Great North Road Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a train station and 800m from a bus service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is approximately 600m south from a pavement on Great North Road and is there is a public right of way running along the southern boundary.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	The site proposes employment or commercial leisure uses such as which could provide additional high or low density employment south of Old Great North Industrial Estate and could provide opportunities for business expansion.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	+	The site promoter proposes potential for commercial leisure uses which could support the village and local community by providing additional sport or leisure facilities, however the site is removed from the main centre and separated by the A1 potentially shifting the local offer away from the village centre.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. Access to the A1 would compliment the proposed use of the site. However the shape and size of the site is as such that it unclear whether it can accommodate the uses proposed, which would require adequate parking for employees and in the case of commercial leisure uses, visitor parking.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

Summary of SA

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield land grade 3 agricultural land. The site is proposed for employment use or commercial leisure uses - hotel, cinema, gyms etc.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre. The site is nearby to the built up area within Sawtry where there is primary and secondary school. The site is within 400m of a pavilion and playing fields but is beyond 800m from cultural and leisure facilities within Sawtry. The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.

The site is bounded by the A1 to the east and the B1043 to the west meaning there is a possibility that the site could be subject to light, noise and odour pollution and the proposed uses have the potential to cause some light, noise, odour and visual pollution.

The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. The site is well screened meaning that landscape impact would be minimal. The shape of the site makes it unclear if built development and associated parking could be accommodated on the site and elevation of buildings would require careful consideration. Access to the A1 would compliment the proposed use of the site.

A proposed capacity has not been provided to indicate whether land would be used efficiently.

Updates after initial appraisal

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Sawtry 15: Land East of B1043 and East of Keeper's Cottage, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 41% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>59% of the site (15ha) is within flood zone 1 and 41% within flood zone 3 (11ha). The site is a medium risk from surface water flooding on approximately 9% of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land</p> <p>Just under half of the eastern portion of the site is grade 3 agricultural land whilst the rest is grade 2.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is approximately 1km from Aversely Wood SSSI but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The proposed site is in open countryside with the western boundary following the B1043 which is heavily screened and the B1090 runs along southern boundary where views can clearly be seen across the site. The site forms part of the wider landscape and is isolated from any other major built development having a greater relationship with the countryside. Strategic landscaping to the east would be required to screen development. Two properties sit just outside the site boundary the uses of which are less compatible with large scale employment use (25.64ha) and would therefore require measures minimise the impact from the development.</p> <p>On the south east boundary sits a former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment.</p> <p>The site has been put forward for employment use with no estimated capacity provided it therefore cannot be established if the land would be used efficiently.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The western edge of the site bounds the B1043 and the southern boundary the B1090. The A1 sits to the west and is approximately less than 100m away from the A1. There is a possibility that the site could be subject to light, noise and odour pollution.</p> <p>On the south east boundary sits a former oil depot and road haulage site, a contamination risk assessment would be required.</p> <p>The proposal is for employment, which has the potential to cause light, noise, odour and visual pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site proposes employment an uses on the site and would therefore not contribute to housing needs
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is nearby to the built up area of Sawtry where there is a primary and secondary school but is separated from the site by the A1.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from cultural and leisure facilities within Sawtry.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is proposed for employment use and is within 1.5km of Old Great North Road Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is standard broadband in the vicinity of the site
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a train station and 800m from a bus service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is approximately 400m from a pavement on Toll Bar Way and there is a public right of way that runs along the northern boundary.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	The site proposes employment uses which could provide additional high density employment south of Old Great North Industrial Estate and could provide opportunities for business expansion.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is more related to the countryside, would be isolated from existing employment related development and separated by a green wedge meaning integration with existing business development would be difficult to achieve.</p> <p>The western edge of the site bounds the B1043 and the southern boundary the B1090. The A1 sits to the west, the presence of which would compliment the proposed use of the site. Development of the site would have a significant landscape impact and would envelope isolated residential properties requiring mitigation to minimise impact.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to that site that would be adversely impacted by the development.

Summary of SA

A significant proportion of the site is within flood zone 3 (11ha) and surface water is present, mitigation would be required to address flood risk. The site is wholly greenfield land with just under half of the eastern portion of the site is grade 3 agricultural land and the rest is grade 2. The site is proposed for employment use with no capacity provided, but could provide high density employment further south of Old Great North Industrial Estate and could provide opportunities for business expansion.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre and cultural and leisure facilities. The site is nearby to the built up area within Sawtry where there is primary and secondary school but is separated from the site by the A1. The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

The sites proximity to the B1043, B1090 and A1 means that the site could be subject to light, noise and odour pollution. The proposal is for employment, which has the potential to cause light, noise, odour and visual pollution. An assessment would be required to identify and where possible mitigate these impacts

The site is more related to the countryside, would be isolated from existing employment related development and separated by a green wedge meaning integration with existing business development would be difficult to achieve. Development of the site would have a significant landscape impact and would envelope isolated residential properties requiring mitigation to minimise impact. Strategic landscaping to the east would be required to screen development. On the south east boundary sits a former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment, a contamination risk assessment would be required.

Proximity to the B1043, B1090 and A1 would compliment the use of the site.

The site has been put forward for employment use with no estimated capacity provided it therefore cannot be established if the land would be used efficiently.

Updates after initial appraisal

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Sawtry 16: Land at Brickyard Farm, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 6% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 93% of the site (47.5ha) is within flood zone 1. Flood zone 3 is present on approximately 7% located predominantly within the north and also through the centre in association with a drain. The site is at medium risk of flooding from surface water on approximately 4%.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The northern quarter of the site is grade two agricultural land with the remainder grade 3.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	A relatively small area in the south of the site is within 1km from 10 ha of natural green space according to Natural England's 'Access to Green Space Standards'.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	-	The site adjoins to Monks Wood and The Odd Quarter SSSI to the south and is approximately 800m from Monks Wood National Nature Reserve and SSSI to the south east which could be adversely impacted by the development.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The proposed site forms part of the wider landscape and is significantly isolated from any other major built development, views into the site can be clearly seen from the northern boundary with the B1090. The southern boundary abuts ancient woodland and SSSI 'The Odd Quarter' meaning landscape setting , ecological and biodiversity impact could be significant.</p> <p>Two properties and agricultural buildings sit just outside the site boundary which would require measures to minimise the impact from large-scale employment development.</p> <p>The site has been put forward for 170,000 sqm for logistics/distribution, the use of which could exacerbate the impact on the SSSI.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The western edge of the site bounds the B1043 and the northern edge the B1090. The A1 sits to the west and is approximately less than 40m away from the A1 at the nearest edges. There is a possibility that the site could be subject to light, noise and odour pollution.</p> <p>The proposal is for 170,000 sqm of logistics/distribution, which has the potential to cause significant light, noise, odour and visual pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site proposes employment an uses on the site and would therefore not contribute to housing needs
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	-	The site is withdrawn from the built up area within Sawtry where there is a primary and secondary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m of cultural and leisure facilities within Sawtry.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is proposed for employment use and is approximately 1.8km of Great North Road Industrial Estate
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The nearest available data for digital infrastructure is 240m west of the site where there is ultrafast broadband.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from a train station and 800m from a bus service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement adjoining the site frontage (B1090)
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site proposes logistics/distribution uses which could provide low density employment south of Old Great North Industrial Estate.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is more related to the countryside and significantly isolated from large scale existing employment, however a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. This would extensively extend the employment uses within this area.</p> <p>The site is bounded by the B1043 and B1090 and near to the A1 which would compliment the proposed use of the site, however distance to A1 linkages would require a transport impact assessment to ascertain if substantial HGV movements could be accommodated on the B1043.</p> <p>Development of the site could have a significant landscape impact on a SSSI and therefore not sensitive to the character of the local environment. Development would envelope isolated residential properties requiring mitigation to minimise impact.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The majority of the is within flood zone 1, however flood zone 3 present on approximately 7% located predominantly within the north and also through the centre in association with a drain and surface water flood risk which would require mitigation. The site is wholly greenfield land with the northern quarter grade two agricultural land with the remainder grade 3.

The site is proposed for 170,000sqm of logistics/distribution which could provide low density employment.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre and cultural and leisure facilities and schools. A relatively small area in the south of the site is within 1km from 10 ha of natural green space according to Natural England's 'Access to Green Space Standards'.

The sites proximity to the B1043, B1090 and A1 means that the site could be subject to light, noise and odour pollution as could the proposed use. Links to the A1 could compliment the proposed use of the site, however distance to A1 linkages would require a transport impact assessment to ascertain if substantial HGV movements could be accommodated on the B1043.

The site is more related to the countryside and significantly isolated from large scale existing employment, however a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. This would extensively extend the employment uses within this area. The site would require significant strategic landscaping. Proximity to SSSI 'The Odd Quarter' means that landscape setting, ecological and biodiversity impact could be significant and not sensitive to the character of the local environment. The proposed use could exacerbate the impact on the SSSI. Development would envelope isolated residential properties requiring mitigation to minimise impact.

Updates after initial appraisal

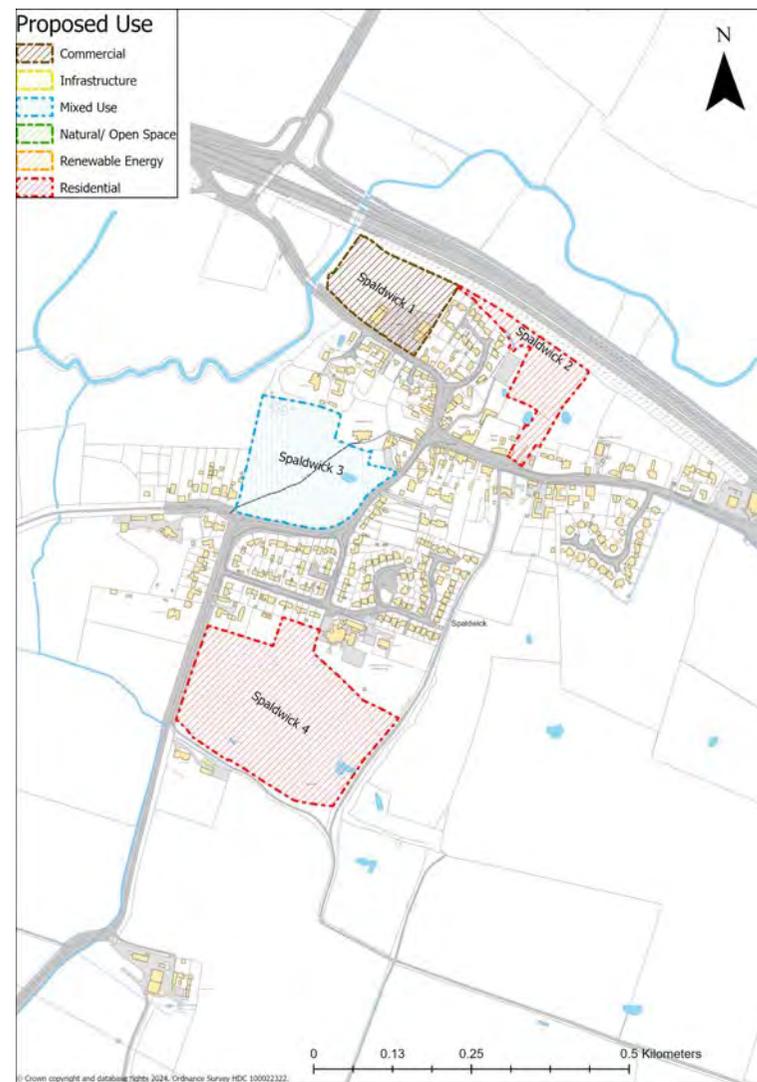
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1 Northern Central Huntingdonshire

Spaldwick

1.13 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Spaldwick 1: Land at Thrapston Road, Spaldwick
- Spaldwick 2: Rear of Manor Farmyard, Spaldwick
- Spaldwick 3: Church Field, Spaldwick
- Spaldwick 4: Land to East of Stow Road, Spaldwick



Spaldwick 1: Land at Thrapston Road, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part greenfield and part previously developed land meaning there is some opportunity for the reuse and recycling of existing land, materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 44% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Easton (Cams) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>56% of the site is within flood zone 1, flood zone 2 is present on approximately 22% of the site with 3a slightly less. 3% of the site is at medium surface water flood risk. Low risk surface water covers 60%.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>The site is part previously developed land (approximately 18%) and part greenfield land. The eastern parcel of the site is occupied by an existing business and includes hardstanding meaning there are some opportunities for redevelopment of previously developed land.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on Thrapston Road and is well located to the existing settlement. Residential properties are located to the south and east of the site. An existing employment use is located within the site mirroring the proposed use for the site. The northern aspect abuts the A14 meaning there would be minimal impact on the surrounding landscape. Impact on the townscape and residential properties would be dependent on the design and layout of the site. The site would make an efficient use of land allowing for local business expansion or small scale local business opportunities.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The A14 adjoins the site's northern boundary, which has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	N	The site is for non-residential uses and would therefore not contribute to housing needs.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Spaldwick Community Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities. However the site has the opportunity to provide at least 2 hectares of employment land The site benefits from ultrafast broadband in the vicinity
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a train station and within 300m of a bus stop located on Stow Road rated F+ (extremely low frequency service). There is a pavement across the road from the site frontage
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	++	The site promoter proposes 2,500 to 3,000sqm of employment floorspace which has the potential to support high or low density employment uses, or facilitate the expansion of the existing business.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. The site contains an existing employment use, the proposed development allow for local business expansion or small scale local business opportunities. Impact on heritage assets, conservation area and the County Wildlife Site would require assessment to ensure that the proposal could provide development sensitive to the character of the local environment.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	A grade II listed bridge sits just outside of the south western corner of the site. The proposed use has the potential to impact upon this heritage asset through increased transport movements in association with the proposed employment use. Further assessment would be required to understand the impact. A grade II listed residential property sits on the western boundary, which is already adjacent to the current employment use on the site, if this were to remain in is unlikely that the site would further impact upon this asset. Across the road is a conservation area and residential properties further development would need to demonstrate sensitivity to the setting.

Summary of SA

56% of the site is within flood zone 1 and flood zone 2 is present on the site as is surface water flood risk which would require mitigation. The site is part greenfield and part previously developed land meaning there is some opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site has the opportunity to provide at least 2 hectares of employment land. The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. However the site has the opportunity to provide at least 2 hectares of employment land and some additional employment opportunities. Public transport options are limited at best. The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning impact on the site may be impacted by the proposed use of the site. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Landscape impact would be minimal as the northern boundary abuts the A14 and if trees and hedgerow were retained.

The presence of the A14 has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.

The site is located such that it can be effectively masterplanned to become part of the existing place and community. The proposed development allow for local business expansion or small scale local business opportunities. Impact on heritage assets, conservation area and the County Wildlife Site would require assessment to ensure that the proposal could provide development sensitive to the character of the local environment. The proposed use has the potential to impact upon the grade II listed bridge through increased transport movements in association with the proposed employment use.

Updates after initial appraisal

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Spaldwick 2: Rear of Manor Farmyard, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part greenfield and part previously developed land (a listed building) meaning the opportunity for the reuse and recycling of existing land, materials or buildings is negligible.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 39% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 61% of the site is within flood zone 1 with flood zone 2 present on 39% of the site. 12% of the site is at risk of medium surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>The site is part previously developed land (listed building on site) and part greenfield land.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites. The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site frontage is located on the High Street and relates well to the existing settlement with residential properties and community use within the immediate vicinity. The northern edge of the site abuts the A14 meaning landscape impact would be minimal. A listed building fronts the High Street fitting in with conservation area and surrounding listed buildings. The main area of the site is set back from the main high street meaning development would not immediately impact the character of the High Street. The site promoter proposes 15 to 20 homes, which is reflective of development immediately west of the site (Littlecotes Close). Development has the potential to enhance the setting of the area if effectively masterplanned by enhancing the setting of the listed building within the site.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The A14 adjoins the site's northern boundary, which has the potential to cause light, noise odour or visual pollution to future occupiers.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 15 to 20 market and affordable homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Spaldwick Community Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a train station and within 200m of a bus stop located on Stow Road rated F+ (extremely low frequency service).
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement adjoining the site frontage on the High Street
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	The site is located such that it could be effectively masterplanned to become part of the existing place and community, the site is surrounded by residential properties to the south and west. The site has the opportunity to improve the site frontage and setting of the listed building, which currently contains derelict agricultural units.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	<p>The proposed site is within a conservation area and a high concentration of listed buildings to the south east and west of the site.</p> <p>Within the site sits a Grade II listed barn (south western corner), a small derelict agricultural shed is in the south eastern corner. Development of the site could impact the setting of the Grade II listed barn, but also may offer opportunity to enhance the setting if masterplanned correctly due to its current appearance containing derelict agricultural sheds and unmanaged grassland. Development has the potential to impact the setting of the listed buildings to the west as the proposed development would wrap round the northern gardens.</p>

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Summary of SA

Approximately 61% of the site is within flood zone 1 and flood zone 2 is present on the site as is surface water flood risk which would require mitigation. The site is part greenfield and part previously developed land meaning there is some opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton meaning it is not immediately accessible to a range of employment opportunities.. Public transport options are limited at best. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Landscape impact would be minimal as the northern boundary abuts the A14 and if trees and hedgerow were retained.

The presence of the A14 has the potential to cause light, noise odour or visual pollution to future occupiers. The site is located such that it could be effectively masterplanned to become part of the existing place and community. The site could impact the Grade II listed barn but also presents the opportunity to improve the site frontage and setting of the listed building, which currently contains derelict agricultural units. The main area of the site is set back from the main high street meaning development would not immediately impact the character of the High Street. The site promoter proposes 15 to 20 homes, which is reflective of development immediately west of the site. Development has the potential to enhance the setting of the area if effectively masterplanned taking into account the conservation area a high concentration of listed buildings to the south east and west of the site.

Updates after initial appraisal

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Spaldwick 3: Church Field, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is wholly within flood zone 1 with approximately 3% of the site at risk of medium surface water flood risk.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 200 m of a Ellington Brook Pollard Willows a County Wildlife site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site relates well to the existing settlement with residential properties to the north south and west of the site.</p> <p>A listed building abuts the north eastern corner of the site - The Church of St James and cemetery. The site provides a distinct setting, establishing a clear view of Church of St James from Stow Road. Development of the site may affect the setting of the church and longevity of use in terms of potential cemetery expansion requirements. The site promoter proposes very low density development of 10 to 15 homes, open space and car parking for the church. Elevation and layout of the buildings would be an important consideration in terms of views of the Church.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 10 to 15 market and affordable homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Spaldwick Community Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a train station and within 200m of a bus stop located on Stow Road rated F+ (extremely low frequency service).
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement across the road from the site on Stow Road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	+	The proposal does not include retail or social uses. But does propose car parking area for the church which noted as due to provide a function as a community hall. This could assist in reinforcing the

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			provision of community services. However, further evidence would be required to justify the provision of car parking in association with increased church usage as the site promoter notes that it is their understanding that the church going to be partially repurposed to provide the functions of a community hall, in the absence of a village hall.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	The proposed development is located on Stow Road the site provides a clear setting establishing a clear view and context of Church of St James. The site is highly exposed forming an integral part of the village identity. Development in this area has the potential to impact on the setting of the church and character of the area. The site is wholly greenfield land and offers no opportunity for the redevelopment of previously developed land. The site has the potential to be integrated into the existing community however this may not outweigh the impact on the church and the character of the area. Proposed car parking for the Church has the potential to increase traffic along the narrow Church Lane and grade II residential property if access was proposed from this location.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	-	A grade I listed building abuts the north eastern corner of the site - The Church of St James and cemetery. The site provides a distinct setting, establishing a clear view of Church of St James from Stow Road. A heritage impact assessment would be required to establish the impact on the setting of the church and longevity of use in terms of potential cemetery expansion requirements and the conservation area which covers the site. Proposed car parking for the Church has the potential to increased traffic along the narrow Church Lane and grade II residential property if access was proposed from this location.

Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton meaning it is not immediately accessible to a range of employment opportunities. Public transport options are limited at best. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning impact on the site may be impacted by the proposed use of the site.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site relates well to the existing settlement with residential properties to the north south and west of the site.

The site provides a distinct setting, establishing a clear view of Church of St James (a grade I listed building). The site is highly exposed forming an integral part of the village identity. Development of the site may affect the setting of the church and longevity of use in terms of potential cemetery expansion requirements. The site promoter proposes very low density development of 10 to 15 homes, open space and car parking for the church. Elevation and layout of the buildings would be an important consideration in terms of views of the Church.

The proposal for car parking for the church could assist in reinforcing the provision of community services. However, further evidence would be required to justify the provision of car parking in association with increased church usage. Proposed car parking for the Church has the potential to increase traffic along the narrow Church Lane and grade II residential property if access was proposed from this location.

The site has the potential to be integrated into the existing community however this may not outweigh the impact on the church and the character of the area.

Updates after initial appraisal

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1 Northern Central Huntingdonshire

Spaldwick 4: Land to East of Stow Road, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 with approximately 8% of the site at risk of medium surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from all of the designated nature sites.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on Stow Road with a school and residential properties bounding the northern edge. The western, southern and eastern boundaries are screened by trees and hedgerow. Due to the screened nature of the site, it would have negligible landscape impact from Stow Road and to residential properties to north if trees and hedgerow were retained. Development has the potential to impact the setting and access to Upton Green (a registered village green - H-VG14), which sits just outside the south eastern corner. Works on a Village Green are heavily restricted and one must not carry out works which could damage the green or interrupt its use as a place for exercise and enjoyment.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is of a size that could contribute to the housing needs of the district. The site promoter proposes up to 100 market and affordable homes. The site is over 1ha.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is 1.1km from a local convenience store, more than 2.5km from a freestanding supermarket and beyond 5kms from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Spaldwick Community Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a train station and within 600m of a bus stop located on Stow Road rated F+ (extremely low frequency service).
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There are no pavements adjoining or near the site, however public rights of way are located within the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is located on Stow Road with a school and residential properties bounding the northern edge. The site proposes 80 to 100 homes which would represent a significant extension representing over a third of the current number of homes within the village. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community.</p> <p>Two public rights of way traverse the site providing views from within the site, another runs along the southern edge and Long Lane runs alongside the eastern boundary. These public rights of way provide links to Ferriman Road, Stow Road and the High Street, into open countryside and the nearby village of Easton. Allowing for integrated access for pedestrians to the village and nearby services and facilities.</p> <p>Development has the potential to impact the setting and access to Upton Green (a registered village green), which sits just outside the south eastern corner.</p> <p>Consideration of a smaller number of residential units would assist in integration of the proposed development, integration of public rights of way and setting of the village green.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no heritage assets within or in proximity to the site.

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Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton meaning it is not immediately accessible to a range of employment opportunities. Public transport options are limited at best. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. The site does not impact upon heritage assets.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well located on Stow Road with a school and residential properties bounding the northern edge with public rights of way linking to the village and nearby services and facilities. The western, southern and eastern boundaries are screened by trees and hedgerow meaning it would have negligible landscape impact from Stow Road and to residential properties to north if trees and hedgerow were retained. Development has the potential to impact the setting and access to Uptorpe Green (a registered village green - H-VG15), which sits just outside the south eastern corner.

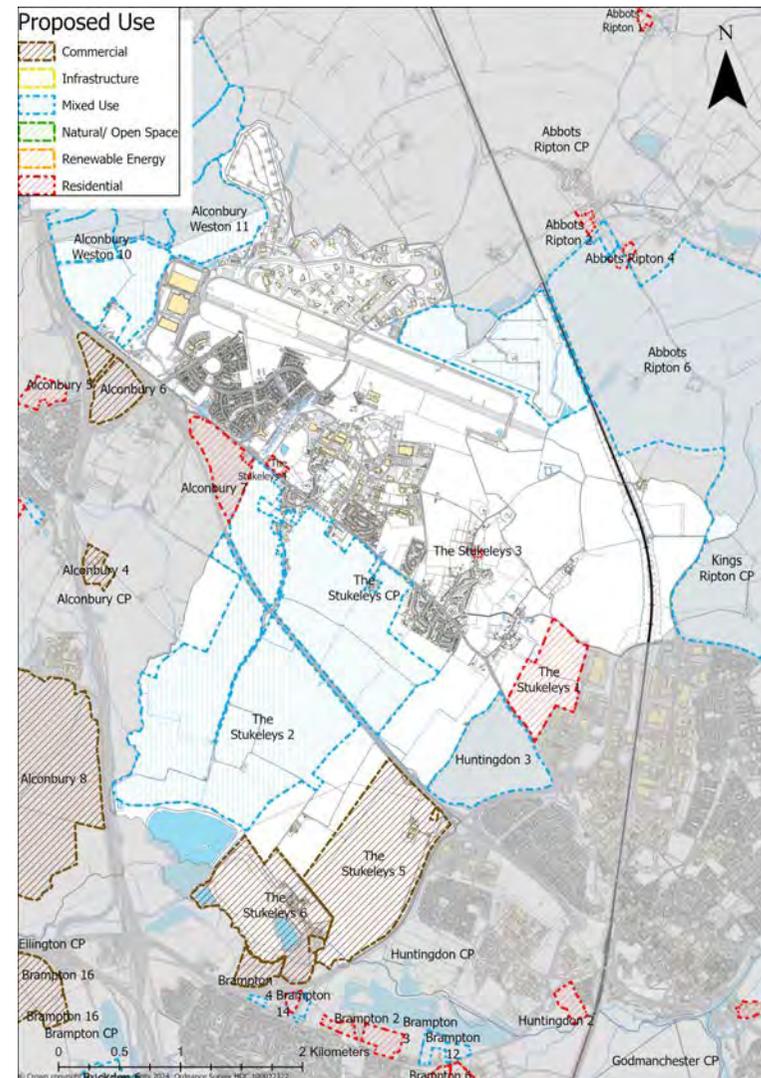
The site proposes 80 to 100 homes which would represent a significant extension representing over a third of the current number of homes within the village. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community. Consideration of a smaller number of residential would assist in integration of the proposed development, integration of public rights of way and setting of the village green.

Updates after initial appraisal

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The Stukeleys

- 1.14** A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)
 - The Stukeleys 2: Nook Farm, Little Stukeley
 - The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley
 - The Stukeleys 4: Land North of Ermine Street, Little Stukeley
 - The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307
 - The Stukeleys 6: Huntingdon Racecourse - this site also partially falls within Brampton parish. As the majority of the site falls within The Stukeleys parish, the site has been assessed here instead. A link to the site can also be found within the Brampton section of the Central Huntingdonshire LAA document.
- 1.15** Please note that Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield also partially falls within The Stukeleys parish as well as Upton and Coppingford parish, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- 1.16** Also, Abbots Ripton 6: Sapley Park Garden Village also partially falls within The Stukeleys parish as well as Huntingdon and Kings Ripton parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area.



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The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by flood risk, approximately 1% of the site is at medium risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land</p> <p>The majority of the site is grade 2 agricultural land with a negligible portion the southern corner within grade 3.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The southern corner of the site adjoins to the 'Neighbourhood Standard' which is defined as being within 1km from 10 ha of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of Great Stukely Railway Cutting SSSI but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site sits between Ermine Business Park and a settlement break designated in The Stukeleys Neighbourhood Plan. The site is well related to the business park to the south and and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm.</p> <p>Development may adversely affect the surrounding countryside to the north due to the its elevated nature and long distance views into the site and would require effective masterplanning to address this and landscaping to allow transition to open countryside and the designated settlement break</p> <p>The site proposes 648 homes which would make an effective use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The eastern boundary of the site adjoins Ermine Business Park which could expose the site to light, noise, odour or visual pollution. The scale of the site (proposed for 648 homes) is such that it could adversely affect the surrounding countryside as a result of it's visibility in the wider landscape and potentially increase light pollution especially on residential development further north.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site proposes 648 residential units which means it is of a size that could include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 2km from Huntingdon town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1.2km from Stukeley Meadows Primary School
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from any culture and leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site adjoins Ermine Business Park to the south and is within 1.5km of multiple industrial estates.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of Huntingdon train station and is approximately 300m from a bus service rated C- on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	There is pavement along the site frontage.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is well related to Ermine Business Park to the south and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm which sits on the northern boundary of the site. Development may adversely affect the surrounding countryside to the north east due to the its elevated nature and long distance views into the site and would require effective masterplanning to address this and to transition to open countryside and the designated settlement break. Integration of the site with Masterplanning should consider how the site would integration with Huntingdon and allocation SEL1.1.</p> <p>Land would be required to be safeguarded for the re-routing of the A141, which may affect the layout and capacity of the site. Integration of public rights of way would be required as would remediation to facilitate safe pedestrian movement across the the A141 to the market town of Huntingdon.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

Summary of SA

The site is not constrained by flood risk, some minimal surface water flood risk would require mitigation. The site is wholly greenfield land with the majority grade 2 agricultural land and a negligible portion the southern corner within grade 3.

The site proposes 648 residential units which means it is of a size that could include a wide range of types, sizes and tenures.

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The site is approximately 2km from Huntingdon town centre. The site is approximately 1.2km from Stukeley Meadows Primary School and beyond 800m from any culture and leisure facilities. The southern corner of the site adjoins to the 'Neighbourhood Standard' which is defined as being within 1km from 10 ha of natural green space.

The eastern boundary of the site adjoins Ermine Business Park which could expose the site to light, noise, odour or visual pollution. The scale of the site (proposed for 648 homes) is such that it could adversely affect the surrounding countryside as a result of its visibility in the wider landscape and potentially increase light pollution especially on residential development further north.

The site is well related to Ermine Business Park to the south and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm which sits on the northern boundary of the site. Development may adversely affect the surrounding countryside to the north east due to its elevated nature and long distance views into the site and would require effective masterplanning and strategic landscaping to address this and to transition to open countryside and the designated settlement break. Masterplanning should consider how the site would integrate with Huntingdon and allocation SEL1.1.

Land would be required to be safeguarded for the re-routing of the A141, which may affect the layout and capacity of the site. Integration of public rights of way would be required as would remediation to facilitate safe pedestrian movement across the A141 to the market town of Huntingdon.

Updates after initial appraisal

The Stukeleys 2: Nook Farm, Little Stukeley

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	+	Some of the site is close to the A1 and A1307 meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from residents of the proposed 3,000 homes may increase greenhouse gas emissions within the area. The site promoter notes that the site would also support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, which could help to
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>promote greener travel if these options were to come forward. Certainty of the project is unconfirmed, as such without this car travel would dominate.</p> <p>There is limited evidence to demonstrate that the development would promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants, however, the site is of a size where such spaces and habitats could be provided.</p>
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	-	<p>There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 26% of the site (96ha).</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	+	<p>The site is of a size that has the potential to contribute to habitat creation and provide linkages to the Great Ouse Valley Natural Cambridgeshire Priority Landscape Area and Huntingdon Racecourse SSSI which sit south of the site which could support habitats in adjusting to the impacts of climate change. . However with the exception the site promoter mentioning biodiversity net gain alongside areas within flood zone 3 there no clear plan has been provided.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	The site is a new settlement and will most likely require a new water recycling centre to serve the population.
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	<p>Approximately 14% of the site is within flood zone 3b. Flood zone 3a and 2 are also present in the south east and along the A1307 and Low Road with approximately 74% in flood zone 1. Surface water flood risk is also present in similar locations.</p> <p>The site is of a size that could enable it to incorporate measures to improve the quality and availability of water resources, and minimise or reduce the risk of flooding. However no specific measures have been identified to confirm this with the exception of mention of using flood zone 3 to help deliver a biodiversity net gain and improve drainage.</p> <p>The site promoter notes that the area falling within Flood zone 3, can be used to help deliver a biodiversity net gain and improve the existing drainage situation, which has the potential to decrease the risk of flooding.</p>
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	<p>The majority of the site is greenfield land. Nook Farm and associated buildings sit within the north eastern edge of the site. The Former Three Horseshoes opportunity site is also included within the site on the northern boundary, which is allocated for redevelopment opportunities on previously developed land. However due to the size of the site (375.77ha) the use of previously developed land is negligible in comparison.</p> <p>The site is wholly greenfield agricultural land and grade 3 and 2 agricultural land; grade 2 is mostly located within southern parcel.</p>
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	-	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	+	<p>Public rights of way traverse the northern and southern parcels of the site providing access to the countryside. Public rights of way currently provide links to Brampton Race Course SSSI which is located with 300m of the south eastern corner of the site and Hinchingsbrooke Country Park County Wildlife Site (1.3km from the south eastern corner).</p> <p>The site is of a size that could provide strategic greenspace and open space opportunities within the development, however the quantum of this is not provided by the site promoter.</p> <p>The Great Ouse Valley Priority Landscape Area (Great Ouse Valley) abuts the southern boundary of the site. The site promoter has provided no information to evidence if strategic blue and green infrastructure would be enhanced or compromised, with the exception of mention of using flood zone 3 to help deliver a biodiversity net gain.</p>
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	+	
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	-	<p>The south eastern corner is site is within 300m of Brampton Racecourse SSSI which is linked from the site by a public right of way, Brampton Meadow SSSI is located within 1.3km (separated by the A1) and Hinchingsbrooke Country Park County Wildlife Site is within 1.5km (with public right of way provided to access and cross the A141) . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.</p> <p>The site is of a size that could provide could provide enhanced connectivity to these sites, however no specific details have been provided by the site promoter. Biodiversity net gain is proposed.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li data-bbox="293 416 1126 496">Promote opportunities to protect and enhance valued landscape and townscape characteristics? <li data-bbox="293 496 1126 576">Reinforce local distinctiveness and a sense of place? 	--	<p data-bbox="1296 416 2089 639">The site is situated within the Central Claylands landscape character area. The northern parcels of land land slope significantly from north to south in excess of 20m and undulates east to west, creating a distinctive landscape character and separation of the villages of Great Stukeley and Little Stukeley and the A1307. The southern most parcel (south of the A1307) slopes more gently with less significant topographic variation.</p> <p data-bbox="1296 671 2089 991">The northern parcels of land abut the villages of Great Stukeley and Little Stukeley, which have a distinctive identities and village characters. Regularly spaced traditional villages, are a feature of the Central Claylands. The large field sizes within the proposed site create a strong sense of openness which is enhanced by the lack of trees and hedgerows across much of the area, prompting a sense of remoteness and tranquillity. The limited hedgerow and tree coverage facilitate long distance views in many places and from multiple public rights of way, where large structures are highly visible in the landscape.</p> <p data-bbox="1296 1023 2089 1310">The Northern boundary at points tightly bounds residential properties in the Stukeleys. The site includes protected settlement breaks as set out in The Stukeleys Neighbourhood Plan, which demonstrate the local importance of the separation of the villages and their relationship with the wider countryside. Local Greenspace <i>Land at West View</i> associated with Great Stukeley also abuts the northern edge, which is valued for its ecological potential, recreational value and important contribution to the character and appearance of the local area.</p> <p data-bbox="1296 1342 2089 1430">Development in this area has the potential to fundamentally impact the landscape and townscape character around and within Great Stukeley and Little Stukeley. Development would create harsh</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain.
SA8	<ul style="list-style-type: none"> • Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>The size of the site has the potential to increase traffic on the local and strategic road network increasing air pollution with the potential to affect future residents.</p> <p>Strategic infrastructure would be required to access the site. The site promoter notes that it is understood that a new direct access to the infrastructure of the wider Huntingdon region via A1(M) can be achieved which will help to manage traffic flows in and out of the development and minimise impact on the local highway network.</p> <p>The site promoter also notes that it would also support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond. This could reduce travel by private transport, however if these options were to not come forward car travel would dominate.</p> <p>The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area. The site is surrounded by the A1, A1307 and A141 which has the potential to cause noise pollution to future residents. The site promoter notes that noise attenuation measures would be provided if required.</p>
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The site is close to Huntingdon which could provide greater access to community, retail and health facilities and employment. However it is separated by the A141 meaning safe crossings may be required to facilitate access via active travel. Safe active travel connections particularly across the A1307 to link the northern and southern parcel

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>would also be required and opportunities to integrate with nearby communities. Public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>The site promoter proposes schools and retail however the quantum of development to support the community has not been provided.</p> <p>In terms of market demand and meeting community needs the site is located predominantly within The Stukeleys ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows that this ward is the sixth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates that The Stukeleys ward is the tenth most expensive for renting a 3-bedroom home. . Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.</p>
SA10	<ul style="list-style-type: none"> • Support and enhance the more deprived areas of the district? • Maximise opportunities for access to existing or proposed social and community facilities and services? 	<p style="text-align: center;">+</p> <p style="text-align: center;">++</p>	<p>The site is predominantly within The Stukeleys ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 3 (where 1 is most deprived and 10 is least deprived). Nearby Huntingdon is categorised as 8. Therefore, development has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training and reducing barriers of housing and services.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Social and community facilities would be expected to be included on site as part of the development due to its size. The site promoter proposes schools and retail however the quantum of development to support the community has not been provided.</p> <p>The site promoter states that public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. They also note that the site opportunities to better link Nook Farm to existing development as well as to provide improved pedestrian and cycle routes, however no specific information is provided. Safe active travel connections to these locations would be required to facilitate this.</p>
SA11	<ul style="list-style-type: none"> <li data-bbox="293 911 1104 959">• Contribute to regeneration activities? <li data-bbox="293 967 1104 1015">• Enhance and diversify economic opportunities with the district? 	<p style="text-align: center;">--</p> <p style="text-align: center;">+</p>	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has proposed employment, retail and logistics and distribution uses, however no detail as to quantum has been provided. If such uses were incorporated into the site it could support some additional economic opportunities in the district.</p>
SA12	<ul style="list-style-type: none"> <li data-bbox="293 1278 1104 1374">• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	<p style="text-align: center;">+</p>	<p>The site promoter states that public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. They also note that the site opportunities to better link Nook Farm to</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			existing development as well as to provide improved pedestrian and cycle routes, however no specific information is provided. The site is of a size that has the potential to provide opportunities for improvements.
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies? Encourage sustainable tourism? 	+	<p>As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has proposed employment, retail and logistics and distribution uses, however no detail as to quantum has been provided. If such uses were incorporated into the site it could support some additional economic opportunities in the district or provide some resilience to the local economy.</p> <p>It is in a reasonably sustainable location for employment opportunities given its proximity to potential employees in Huntingdon and employment locations situated in the north of Huntingdon such as Hinchbrook Business Park and Hospital and Ermine Business Park all between 1 to 2 km away from the site boundary.</p> <p>The potential to support indigenous companies is considered of benefit due to the proximity to existing industry in Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint dependant on the scale of employment proposed.</p> <p>No tourism opportunities have been proposed.</p>
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	The southernmost extent of the site is within 2.5 miles of the existing town centre of Huntingdon. The additional demand generated from and expenditure capacity of the site's future occupants has lead the site promoters to propose four local centres for immediate retail need.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The increased population could also assist in facilitating some modernisation of the existing Huntingdon town centre, through potential increased footfall and usage.
SA15	<ul style="list-style-type: none"> • Strengthen a local sense of place? • Retain the character of existing settlements? 	-	<p>The site is situated within the Central Claylands landscape character area which is distinctive through its undulating topography, large field sizes and a strong sense of openness which is enhanced by the lack of trees and hedgerow prompting a sense of remoteness and tranquillity. The southern parcel of land has less topographic variation than the north. The northern parcels form the setting for the villages of Great and Little Stukeley and provide the distinct countryside setting to these rural villages (also a feature of the Central Claylands).</p> <p>Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Development would create harsh intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain. Development would impact significantly on the character of Great and Little Stukeley if development were undertaken in the northern parcels of land completely transforming the scale, nature and character of the existing rural settlements. It is considered that development in these northern parcels should be avoided.</p> <p>Development would also impact long distance views of open countryside from all aspects and from the village and A1307.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	-	<p>Nearby listed building 'Old Farm House, Waterloo Farm, Ermine Street,' sits to the south east of the site. A conservation area and listed buildings within Great Stukeley and Little Stukeley are also nearby to the northern parcel of land.</p> <p>The site proposal would be required to assess, mitigation, integration and / or impact of nearby heritage assets.</p>

Summary of SA

Nook Farm proposal is wholly greenfield agricultural land and grade 3 and 2 agricultural land; grade 2 is mostly located within southern parcel. The site is open countryside and the reuse of previously developed land is negligible. Approximately three quarters of the site is flood zone 1 with areas of flood zone 2 and 3a present. Risk from surface water flooding is present across the site.

Average house prices in the ward area indicate relative high cost housing in comparison to most of the district. Delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs. The site is of a size that would require services and facilities such as schools, community centres, employment, retail and leisure opportunities, the quantum of which has not been provided. It is in a reasonably sustainable location for employment opportunities other employment locations situated in the north of Huntingdon and is within 2.5km of Huntingdon Town Centre.

Development in this area has the potential to fundamentally impact the landscape and townscape character around and within Great Stukeley and Little Stukeley. Development would create harsh intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain. The northern parcels form the setting for the villages of Great and Little Stukeley and provide the distinct countryside setting to these rural villages (also a feature of the Central Claylands. It is considered that development in these northern parcels should be avoided.

The site promoter states that public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. The site is of a size that could provide active travel routes and links to strategic green networks such as the Great Ouse valley Priority landscape area and Hinchingsbrooke Country Park.

The site is near to Brampton Racecourse SSSI, Brampton Meadow SSSI is located and Hinchingsbrooke Country Park County Wildlife an increase population near these areas could detrimentally impact the wear and usage of these areas potentially putting them at risk.

The site is situated within the Central Claylands characterised by gently undulating farmland. The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside, Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir, which would require integration.

The size of the site has the potential to increase traffic on the local and strategic road network increasing air pollution with the potential to affect future residents.

Strategic infrastructure would be required to access the site. The site promoter notes that it is understood that a new direct access to the infrastructure of the wider Huntingdon region via A1(M) can be achieved which will help to manage traffic flows in and out of the development and minimise impact on the local highway network.

The site promoter also notes that it would also support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond. This could reduce travel by private transport, however if these options were to not come forward car travel would dominate.

The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area. The site is surrounded by the A1, A1307 and A141 which has the potential to cause noise pollution to future residents.

Updates after initial appraisal

The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is not constrained by fluvial or surface water flood risk.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The majority of the site is classified as grade 3 agricultural land with the north western corner grade 2.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. The site is located in the northern extent of Owl End where development is more dispersed, interrupted with green breaks and characterised by more linear frontage residential development. Trees and hedgerow

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>line the western boundary and are present from within the site, a small wooded area sits northeast of the site. The eastern edge of the site looks out over open countryside, landscape impact would be limited but transition to or screening of the countryside to the east would require consideration.</p> <p>The proposal is for 2 to 3 homes which would have minimal impact on the form and character of the local area if frontage only development were to come forward.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 2 to 3 market and/or affordable homes.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 4km from Huntingdon town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1.2km from Stukeley Meadows Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of Great Stukely Village Hall, the Church of Jesus Christ, Saint Bartholomew Church and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 5km of multiple concentrations of employment including Ermine and Hinchingsbrooke Business Park and Stukeley Meadows Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 800m of bus service rated C- on the Place Based Carbon Calculator and is within 5km of a train station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is in close proximity to public right of ways and a pavement along Owl End.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. Residential properties are located north and south of the site. The site has the potential to be effectively masterplanned to become part of the existing community taking into account the local vernacular. Density would be required to be low and frontage only in order to be in keeping with the surrounding character and form of the area.</p> <p>The retention of trees and hedgerow along the western boundary would help to minimise ecological and biodiversity impact. Consideration landscaping required to transition to the wider countryside to the east and limit impact of wooded area to the north.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Appropriate access to the site over a drainage ditch would require establishing.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage within or in close proximity to the site that would be impacted by the development.

Summary of SA

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield land with the majority of the site igrade 3 agricultural land and the north western corner grade 2. The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 2 to 3 market and/or affordable homes

The site is approximately 4km from Huntingdon town centre, 1.2km from Stukeley Meadows Primary School and within 800m of Great Stukeley Village Hall, two churches and playing fields. The site is within 5km of multiple concentrations of employment including Ermine and Hinchingsbrooke Business Park and Stukeley Meadows Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site has the potential to be effectively masterplanned to become part of the existing community taking into account the local vernacular. Density would be required to be low and frontage only in order to be in keeping with the surrounding character and form of the area.

The retention of trees and hedgerow along the western boundary would help to minimise ecological and biodiversity impact. Consideration landscaping required to transition to the wider countryside to the east and limit impact of wooded area to the north. Appropriate access to the site over a drainage ditch would require establishing.

Updates after initial appraisal**The Stukeleys 4: Land North of Ermine Street, Little Stukeley**

1.17 As identified in the LAA the site is not suitable for development due to its status in The Stukeleys Neighbourhood Plan as a protected settlement break.

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1.18 Therefore a sustainability appraisal of the site has not been undertaken.

The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	+	<p>The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation of the proposed development (predominantly logistics) may increase emissions in the area. The site promoter proposes low carbon, energy efficient spaces to reduce energy demand, with BREEAM excellent as a minimum target, with green technologies proposed. An assessment would have to be undertaken to understand the impact on greenhouse gas emissions as a result of the proposed use. The site's location and scale means that some bus route connections could be made to the site which would help to reduce carbon emissions from travel.</p> <p>A small part of the southern tip of the site is within the Great Ouse Valley landscape priority area. There are no nature conservation assets within the site and the site is open countryside. However, Huntingdon Racecourse SSSI sits on the southern boundary of the site with which is linked from the site by a public right of way, Brampton Meadow SSSI is located within 1.2km (separated by the A1) and Hinchingsbrooke Country Park County Wildlife Site is less than 50m away (with public right of way provided to access and cross the A141) . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site promoter proposes green and blue infrastructure on 63.68% of site's overall area, which could provide green corridors to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants.</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	+	<p>There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 8% of the site (8.6ha)</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	++	<p>The site promoter proposes 15% biodiversity net gain, strategic landscaping including new habitats, green and blue infrastructure on 63.68% of site's overall area, and SUDs attenuation, which could support some habitats in adjusting to the impacts of climate change by providing opportunities for carbon sequestration, flood mitigation, and ecological resilience.</p>
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	<p>The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The impact of the site on the supply of water resources is unknown and would be dependant on the industries that occupy the site and their need for water to undertake their operations. The promoter proposes 185,806 sqm of logistics, distribution and employment uses.</p>
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	<p>The site promoter has proposed BREEAM 'excellent' standard as a minimum and contacted the water provider. No information has been provided on how water quality will be addressed aside from the reference to SUDS attenuation and associated measures.</p> <p>Approximately 91% (94ha) of the site is within flood zone 1 with a small proportion of flood zone 2 3a and 3b present in the south. Approximately 4% of the site is at medium surface water flood risk, 12% at low risk and 2% at high risk. The site promoter notes that development on the site will be undertaken outside of Flood Zones 2 and 3, including means of access with mitigation measures provided.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	Brookfield farm sits within site, which includes residential properties and associated farm buildings development on previously developed land is negligible.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	--	The majority of the site is grade 2 agricultural land, sandwiched by small strips of grade 3 agricultural land on the northern and southern boundaries.
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	-	A public right of way traverses the northern half of the site, another runs along the southern boundary and one is located outside, but close to the north western boundary (between 200-400m away). Both the public right of way in the north of the site and on the southern edge provide connections to residential properties and Hinchingbrooke Country Park and Brampton Racecourse SSSI respectively.
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	++	The site promoter proposes green and blue infrastructure on 63.68% of site's overall area, which could provide green corridors and links to the Great Ouse Valley Landscape Priority Area
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	-	There are no nature conservation assets within the site and the site is open countryside. However, Huntingdon Racecourse SSSI sits on the southern boundary of the site with which is linked from the site by a public right of way, Brampton Meadow SSSI is located within 1.2km (separated by the A1) and Hinchingbrooke Country Park County Wildlife Site is less than 50m away (with public right of way provided to access and cross the A141) . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			15% biodiversity net gain is proposed and green and blue infrastructure on 63.68% of the site. The site promoter proposes the retention of woodland, hedgerow, watercourses, ponds etc where possible and ecological enhancements provided. This could enhance the biodiversity of an area which is currently arable farmland.
SA7	<ul style="list-style-type: none"> <li data-bbox="293 627 1126 703">• Promote opportunities to protect and enhance valued landscape and townscape characteristics? <li data-bbox="293 703 1126 780">• Reinforce local distinctiveness and a sense of place? 	-	<p data-bbox="1296 627 2089 1107">The land rises quite significantly towards the centre of the site with a minimum variation of 10m, this undulation is reflective of its location within the Central Claylands. The eastern edge of the site is bounded by the A141, predominantly screened mature trees and hedgerow. Views into the site can be seen clearly however from the southern third of the eastern edge and also the north via public rights of way showing the prominent landscape features. The southern boundary abuts Local Plan allocation HU9 Huntingdon Racecourse which is substantially screened by trees and hedgerow and the northern boundary also screened by substantial trees and hedgerow. Views into the site are in general transient in nature from those travelling along the A141 and A1307, however elevation of buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from the Racecourse could be significant without careful masterplanning.</p> <p data-bbox="1296 1139 2089 1294">The site promoter proposes structural landscaping to provide a 'green backdrop' for views from the north of the site and landscape corridors and green infrastructure on 63.68% of site's overall area. It is proposed that this would include mitigation mounding; coupled with native woodland, scrub and tree planting.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> Promote actions to reduce contributions to air pollution? 	-	<p>The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation of the proposed development (predominantly logistics) would increase emissions in the area.</p> <p>The site is near to the Brampton Air Quality Management Area, however this is in the process of being revoked due to the realignment of the A14. The site promoter proposes active travel routes to encourage sustainable travel.</p> <p>The increase in traffic generated by the site and the operation of the site could increase noise, air and light pollution and impact the road network, a transport impact assessment would be required. There is potential for light pollution impact on The Stukeleys in longer distance views and Brampton SSSI, which has the potential to displace species and would require further investigation/assessment. However, impact on residential units south of the site (and the A141) may have a lesser impact due to screening. The site promoter has submitted a lighting technical note to address some of these issues.</p>
	<ul style="list-style-type: none"> Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 		
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	Not applicable as the site proposes employment uses.
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	+	<p>The site is predominantly within The Stukeleys ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 3 (where 1 is most deprived and 10 is least deprived). Nearby Huntingdon is categorised as 8. Therefore, redevelopment has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	N	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			There are no proposals for other services such as health and community centre infrastructure, but the site is within 5km of Huntingdon town centre and within 3.5km of leisure uses such as those located at and around Huntingdon Retail Park and Towerfields meaning access to social facilities and some services are relatively nearby. The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community facilities. Access to these services would extend the social and community offer to the proposed site if HU1 were built out and safe crossing of the A1307 provided.
SA11	<ul style="list-style-type: none"> <li data-bbox="293 791 1102 826">Contribute to regeneration activities? <li data-bbox="293 849 1102 884">Enhance and diversify economic opportunities with the district? 	<p data-bbox="1151 791 1272 826">--</p> <p data-bbox="1151 849 1272 884">++</p>	<p data-bbox="1299 791 2092 884">The site is currently greenfield agricultural land and forms part of the wider countryside, therefore there are no opportunities for regeneration.</p> <p data-bbox="1299 912 2092 1069">The site proposes employment, logistics and distribution uses (55,741 sqm B2 uses and 130,065sqm B8 use) providing high and low density employment (the site promoter references 2,054 FTE direct jobs on site). This would provide additional employment opportunities to the area.</p> <p data-bbox="1299 1098 2092 1225">The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy.</p>
SA12	<ul style="list-style-type: none"> <li data-bbox="293 1283 1124 1375">Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	A public right of way traverses the northern half of the site, another runs along the southern boundary and one is located outside, but close to the north western boundary (between 200-400m away). Both the public right of way in the north of the site and on the southern edge provide connections to residential properties and Hinchingsbrooke

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Country Park and Brampton Racecourse SSSI respectively. The presence of major roads such as the A141 and A1307 provide no active travel opportunities. There are currently no public transport connections.</p> <p>The site promoter proposes safe crossings across the A141 to link the future on-site pedestrian and cycle infrastructure, further details on its implementation and achievability would be required.</p>
SA13	<ul style="list-style-type: none"> • Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism? 	++	<p>The site proposes employment, logistics and distribution uses (55,741 sqm B2 uses and 130,065sqm B8 use) providing high and low density employment. This would provide additional employment opportunities to the area.</p> <p>The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy.</p> <p>The site has the opportunity to support retention and growth of indigenous companies by providing land for expansion of existing businesses, provide supply chain benefits or could provide opportunities for new investment to enhance the local economy.</p> <p>No tourism uses are proposed.</p>
SA14	<ul style="list-style-type: none"> • Facilitate modernisation of existing town centres to meet current and anticipated needs? 	N	<p>The site is proposed for employment use and as such is considered that it may have a minimal positive contribution to existing town centres such as Huntingdon but an increased workplace population</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			may assist in facilitating some modernisation of the existing Huntingdon town centre, through potential increased footfall and usage.
SA15	<ul style="list-style-type: none"> • Strengthen a local sense of place? • Retain the character of existing settlements? 	-	<p>The land is currently open countryside bounded by the A141 and A1307 with clear views into the site from the north. The site currently relates to the open countryside and to the east, Huntingdon Racecourse. The impact of the site to the north and the Racecourse would be more significant than its impact from the A141 and A1307. However the topographic variation of the site could mean that the elevation of proposed buildings could significantly impact the countryside setting requiring significant landscape mitigation.</p> <p>The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community facilities. Residential and business uses sit south of the A141 and the proposed site is within established clusters of business and industrial uses to the east.</p> <p>The site could integrate with the existing community if effectively masterplanned and provide additional economic benefits to Huntingdon. Strategic landscaping and safe crossings would be required to minimise the impact on the surrounding area and to safely integrate with existing and proposed uses.</p> <p>The site promoter proposes structural landscaping to provide a 'green backdrop' for views from the north of the site and active travel routes and safe crossings.</p> <p>Brook Farm residential and agricultural buildings sit within the site and Old Farm House, Waterloo Farm (a grade II listed building) is approximately 250m north of the northern site boundary. The</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			proposed site would need to consider the impacts on the heritage asset and integration of Brook Farm, some buildings of which are proposed for demolition.
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	-	<p>Old Farm House, Waterloo Farm (a grade II listed building) is approximately 250m north of the northern site boundary. The proposed site has the potential to impact on the setting of the listed building. The site promoter also identifies the Hungry Hall/Brookfield Farm a non-designated heritage asset which sits within the site.</p> <p>Development has the potential to impact on the setting on Waterloo Farm. The site would need to consider and mitigate against the impact on the heritage asset and demonstrate the avoidance of harm. The site promoter proposes design measures at both outline and reserved matters stages, to reduce the impact of the proposed development on Waterloo Farm.</p> <p>The demolition of Hungry Hall/Brook Farm is proposed which would constitute a loss of a heritage asset and its significance.</p> <p>The site promoter outlines that the site lies within an area of archaeological potential. Further assessment would be required to understand whether conservation and enhancement would be required or if there would be an impact on areas of archaeological value.</p>

Summary of SA

The Land North of A141, between Huntingdon Racecourse and A1307 is greenfield agricultural land the majority of which is grade 3 agricultural land. The site is open countryside and the reuse of previously developed land is negligible. Approximately 94ha (91%) of the site is within flood zone 1 with areas, with a small proportion of flood zone 2 3a and 3b present in the south, risk of flooding from surface water is present meaning mitigation measures will be required.

Development has the potential to support and enhance the more deprived areas of the district through provision of additional employment, education, skills and training. The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy. The site has the opportunity to support retention and growth of indigenous companies by providing land for expansion of existing businesses, provide supply chain benefits or could provide opportunities for new investment to enhance the local economy. The site is within 5km of Huntingdon town centre and within 3.5km of leisure uses such as those located at and around Huntingdon Retail Park and Towerfields meaning access to social facilities and some services are relatively nearby. The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community facilities. Access to these services would extend the social and community offer to the proposed site if HU1 were built out and safe crossing of the A1307 provided.

The site has the potential to impact upon the landscape from the north, heritage assets (Huntingdon Racecourse SSSI, Hinchingsbrooke Country Park, Great Ouse Valley Landscape Priority Area) and nature conservation assets (Old Farm House, Waterloo Farm and Hungry Hall/Brookfield Farm), assessment and mitigation of which would be required. Integration of public rights of way would be required and there is potential to provide enhanced connectivity to areas of biodiversity value. Strategic landscaping would be required and elevation of the proposed buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from adjacent Huntingdon Racecourse could be significant.

The impact of the site on the supply of water resources is unknown and would be dependant on the industries that occupy the site and their need for water to undertake their operations.

The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation of the proposed development (predominantly logistics) would increase emissions in the area and noise, air and light pollution which would require further investigation. The latter of which may impact The Stukeleys. The site could integrate with the existing community if effectively masterplanned and provide additional economic benefits to Huntingdon. Strategic landscaping and safe crossings would be required to minimise the impact on the surrounding area and to safely integrate with existing and proposed uses.

Updates after initial appraisal

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The Stukeleys 6: Huntingdon Racecourse

1.19 Findings from the LAA identify that uses such as logistics / distribution and or lorry parking could detrimentally impact the nature conservation value of the site biology and ecology and will therefore will not be assessed. A sustainability appraisal has be undertaken for employment, commercial leisure uses, outdoor sports and leisure and facilities for leisure events.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part previously developed and part greenfield land with existing structures on site meaning that there is opportunity to reuse and recycle existing land, buildings and materials, however the site promoter proposes further development on greenfield land.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 92% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 85% of the site (59ha) is within flood zone 3, with flood zone 2 also present. The site is at risk of medium surface water flood risk on approximately 3.8% of the site. 5 ha of the site is within flood zone 1 on the north eastern edge.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The site is part previously developed and part greenfield land with existing structures on site meaning that there is opportunity to prioritise previously developed land, however the site promoter proposes further development on greenfield land.</p> <p>The site is grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>Some of the site is within 1km of 10ha of natural green space (Hichingbrooke Country Park) and also within 200m of 0.5ha natural green space due to an existing playing fields within the site.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	--	<p>Brampton racecourse SSSI is located within the site, Brampton Meadow SSSI is located within 1km and Hinchingsbrooke Country Park County Wildlife Site is within 200m of the site. Development would have to consider impacts on the condition of these sites.</p> <p>The majority of the site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area providing opportunities to link strategic networks.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The majority of the site is open greenspace including the race track which contains Brampton Racecourse SSSI which supports an extensive area of unimproved neutral grassland. The site sits within the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). As such the site contributes to the strategic green infrastructure of the area, linking also to Hinchingsbrooke Country Park. The nature of the site therefore means that extensive development in this area could have a significant impact on the</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>landscape, ecology and biodiversity of the area and wider countryside setting and require development sensitive to the natural landscape that it incorporates.</p> <p>Some of the site is previously developed land and home to leisure uses associated with the site e.g. bar, stands and associated parking. Redevelopment of previously developed land or land within flood zone 1 would have to be sensitively designed so as not to detrimentally impact the setting of the area.</p> <p>A proposed capacity for the site has not been provided and so it is unclear whether the proposed development would represent an efficient use of land, however redevelopment of previously developed land or land within flood zone 1 (as proposed) could achieve this if impacts could be mitigated.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The proposed uses include employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events which have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape and potentially increase in light and noise pollution. However the impact is unknown as no capacity for the site has been provided. Additional facilities on the site will generate additional traffic, although the effect of this could be mitigated by the fact that the site already has a dedicated existing junction from the A141.</p> <p>The site is near to the Brampton Air Quality Management Area, however this is in the process of being revoked due to the realignment of the A14.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is for non-residential uses.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 5km of Huntingdon town centre and proposes leisure uses.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1.5km from Brampton village primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site has capacity for leisure uses on site and there is an existing publicly accessible playing field within the site. It is beyond 800m from other culture and leisure activities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site proposes employment uses on the site and is within 5km of multiple concentration of employment within Huntingdon.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of Huntingdon train station but is beyond 800m from a bus service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a bridleway and public right of way within the site
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	++	The site promoter proposes an number of potential uses including employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events, which could provide a mix of high and

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		low density employment uses. It could also help to facilitate the retention and expansion of Huntingdonshire Racecourse and associated tourism as a result.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	-	<p>The site proposes some commercial leisure uses, due to its distance from Huntingdon and nearby villages the proposal would not reinforce the role of the town or nearby villages potentially drawing interest away from local centres to a more removed location. This would however be dependent on the final uses proposed.</p> <p>The site is currently home to Huntingdon & District Rugby Football club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>As the majority of the site is open greenspace of ecological and biodiversity value any development would need to be well related to the existing complex of buildings to minimise the visual, biodiversity and ecological impact. However, the nature of the site means that extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting and therefore require carefully designed and located development sensitive to the greenspace uses and value of the site. Redevelopment of previously developed land has the opportunity to reduce flood risk in the area.</p> <p>The site proposal has been put forward for employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events to ensure that the commercial viability of the operation of the</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>Racecourse as a racing venue in the long term and so that non-racing events, activities and functions can continue to operate and evolve alongside the Racecourse's operations.</p> <p>The racecourse makes a valuable economic and social contribution to the Huntingdon area and limited development or redevelopment of previously developed land would need to be related to the existing uses and operation of the site.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site but there is a listed building approximately 200m north of the site that could be adversely impacted by the development.

Summary of SA

The site is heavily constrained by fluvial flood risk, only 5 ha of the site is within flood zone 1 on the north eastern edge. 92% of the site is also impacted from risk of flooding with climate change at 1 in 100 (Design Flood) and surface water flood risk is also present. The site is part previously developed land, some of which is located within flood zones 2 and 3 and part greenfield land and is grade 3 agricultural land. There are existing structures on site meaning that there is opportunity to prioritise previously developed land, however the site promoter also proposes further development on greenfield land within flood zone 1. Redevelopment of previously developed land has the opportunity to reduce flood risk in the area with new development focussed within flood zone 1 and flood risk mitigated. The site proposal has been put forward for employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events to ensure that the commercial viability of the operation of the Racecourse as a racing venue in the long term and so that non-racing events, activities and functions can continue to operate and evolve alongside the Racecourse's operations. This would provide opportunity for high and low density employment and retention of the Racecourse as a unique visitor attraction in the district. The site is currently home to Huntingdon & District Rugby Football club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility.

The site is within 5km of Huntingdon town centre and proposes leisure uses. The site has capacity for leisure uses on site and there is an existing publicly accessible playing field within the site. It is beyond 800m from other culture and leisure activities.

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The proposed uses have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape and increases in light and noise pollution. Additional traffic generated could be mitigated by the existing dedicated junction from the A141. The proposal would not reinforce the role of the town or nearby villages, but could assist in the retention and commercial viability of the Racecourse. The site contributes to the strategic green infrastructure network as part of the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) and contains Brampton Racecourse SSSI, Brampton Meadow SSSI is located within 1km and Hinchingsbrooke Country Park County Wildlife Site is within 200m of the site. The majority of the site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area providing opportunities to link strategic networks.

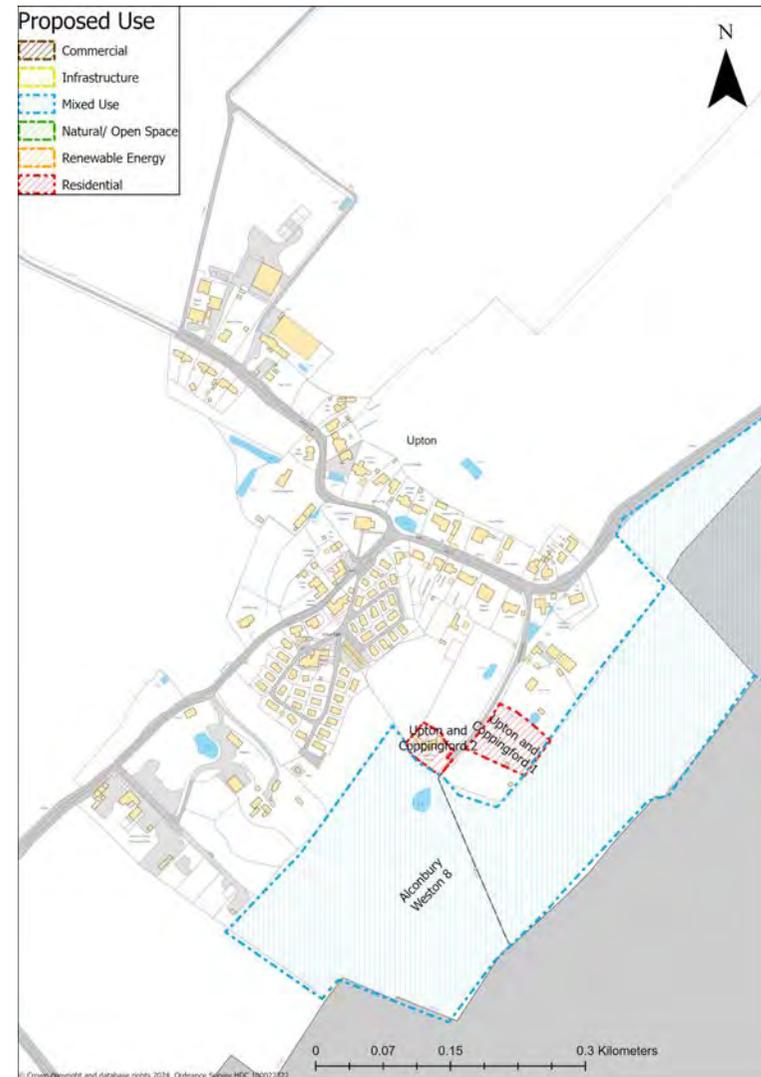
Extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting. It would require any development to be sensitive to the natural landscape and incorporate carefully designed and located development sensitive to the greenspace uses and value of the site. There is a listed building approximately 200m north of the site that could be adversely impacted by the development. Development should be focussed on existing previously developed land and within flood zone 1 in the north east of the site and relate to the existing uses and operation of the site to avoid negative impacts on Huntingdon town centre.

Updates after initial appraisal

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Upton and Coppingford

- 1.20** A total of two sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- Upton and Coppingford 1: Land to South West of South Farm, Upton
 - Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton
- 1.21** Please note that Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield also partially falls within Upton and Coppingford parish as well as The Stukeleys, but it has been included under Alconbury Weston as most of the site lies within that parish area.



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Upton and Coppingford 1: Land to South West of South Farm, Upton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield and offers no opportunity for the reuse and recycling of existing land, materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is near to Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, the site is at risk of low risk surface water flooding on 0.12% of the site only. The site is grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located near the end of Pig Market End where built development becomes more dispersed with only three residential properties attributed to the 'End' which has a greater relationship with the countryside than the residential area of the village.</p> <p>The site promoter proposes 5 custom and self build plots which would create small scale residential development in this area. The density would be in keeping with the village and the site would require some landscaping to address the relationship to the open countryside and residential property to the north. The site is not of a size or scale that would impact the form or character of the local area.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>There site is beyond 800m of a local convenience store and there is none within the village. It is more than 2.5km from a freestanding supermarket and beyond 5kms from a town centre.</p> <p>The site is in a village that does not have a primary school and is of insufficient capacity to provide a school on site</p> <p>The site is within 800m of a village hall and St Margaret's Church.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is beyond 1.5 km of Crossways Distribution Centre and beyond 5km of Alconbury Enterprise Zone. The site is therefore not immediately accessible to a range of employment opportunities.</p> <p>The site benefits from superfast broadband in the vicinity</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is beyond 5km from a train station and within 800m of a bus stop located on Stow Road rated F (extremely low frequency service).</p> <p>There is no pavement in the vicinity of the site, the site is within approximately 50m of a public right of way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is not of a size or scale that would impact the form or character of the local area. It is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no heritage assets within or in proximity to the site.

Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders. The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. The site does not impact upon heritage assets.

The site is located near the end of Pig Market End where built development becomes more dispersed with only three residential properties attributed to the 'End' which has a greater relationship with the countryside than the residential area of the village. The proposed density of the site would be in keeping with the village and the site would require some landscaping to address the relationship to the open countryside and residential property to the north. The site is not of a size or scale that would impact the form or character of the local area.

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Updates after initial appraisal

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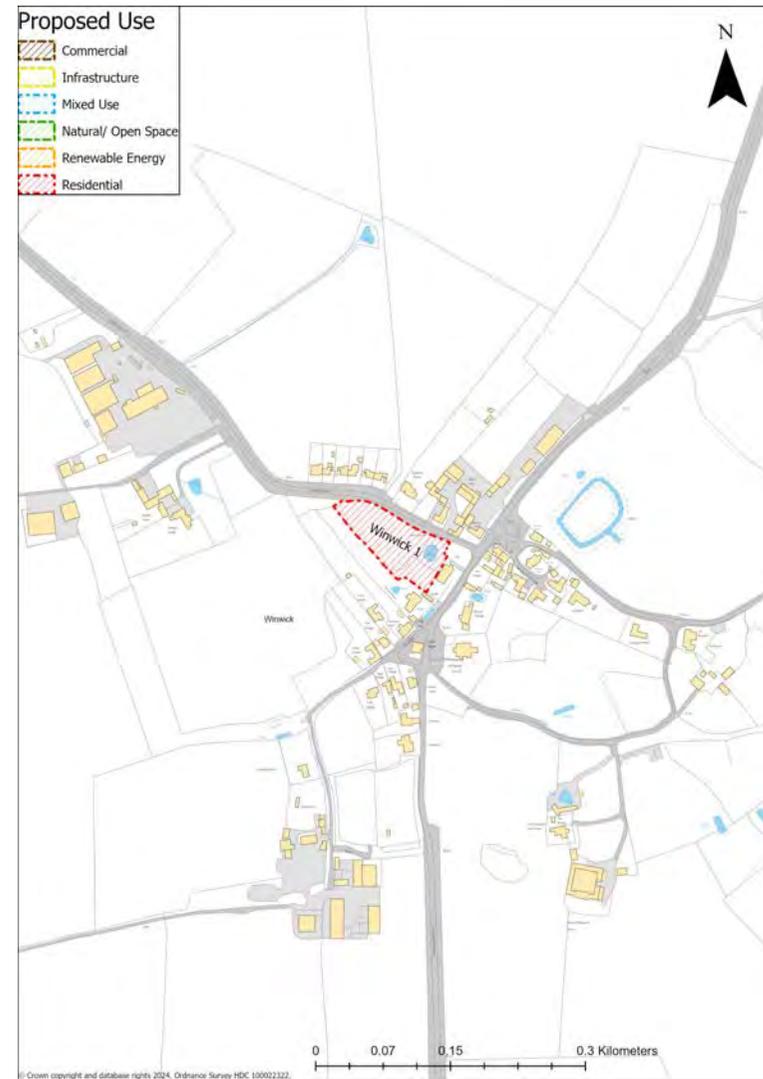
Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton

- 1.22** As identified in the LAA, the site is below 0.25 ha and proposes fewer than 5 homes and therefore does not pass the minimum site size threshold for detailed assessment.
- 1.23** Therefore, a sustainability appraisal for the site has not been undertaken.

Winwick

1.24 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick



1 Northern Central Huntingdonshire

Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Old Weston Main Street water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 with approximately 4% of the site at risk of medium surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The location of the site relates well to the existing settlement with residential properties to the north and west. A residential back garden runs along the southern boundary. The site submission proposes 5 homes which is in keeping with the low density of the area. Development has the opportunity to protect the form and character of the area if trees and hedgerow were to be retained on the northern and eastern boundary.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders.

1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>There site is beyond 800m of a local convenience store and there is none within the village. It is more than 2.5km from a freestanding supermarket and beyond 5kms from a town centre.</p> <p>The site is in a village that does not have a primary school and is of insufficient capacity to provide a school on site</p> <p>The site is within 800m of a village hall and All Saints Church.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is beyond 1.5km of a range of employment sources and beyond 5km from multiple concentrations of employment. The site proposal is not for employment uses.</p> <p>The site benefits from superfast broadband in the vicinity</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is beyond 5km from a train station and within 800m of a bus stop located on Old Weston Road rated F (extremely low frequency service).</p> <p>There is no footpath fronting the site. A public right of way is within 500m of the site</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.

Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>A key character of Winwick is the presence of very few footpaths. With listed buildings in the vicinity and potted with trees and hedgerow. The development has the potential to be effectively masterplanned into the existing community by considering the wider townscape. Key considerations would be retention a pond, trees and hedgerow and impact on nearby residential properties. The site is not of a size or scale that would impact the form or character of the local area.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings?- 	-	<p>The site is in proximity to All Saints Church a grade II* listed building on Old Weston Road and Grade II listed residential property Westward Farm on The Green. The site is sufficiently removed from the site as to not impact on these heritage assets due to the site frontage and proposed access being on Turning Road.</p> <p>A Scheduled Monument 'Moated site and shrunken medieval village at Winwick' is within 100m of the north eastern corner of the site a heritage impact assessment would be required to assess any potential impact on this site.</p>

Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders. The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Impact on heritage assets, including scheduled monument would require assessment.

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The site is well related to the existing settlement. A key character of Winwick is the presence of very few footpaths. With listed buildings in the vicinity and potted with trees and hedgerow. The development has the potential to be effectively masterplanned into the existing community by considering the wider townscape. Key considerations would be retention a pond, trees and hedgerow and impact on nearby residential properties. The site is not of a size or scale that would impact the form or character of the local area.

Updates after initial appraisal

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Sustainability Appraisal Appendix 6 - Western Huntingdonshire Site Appraisals

Document Information

Title: Sustainability Appraisal Appendix 6 - Western Huntingdonshire Site Appraisals

Status: Draft for Consultation

Date of approval for consultation: Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

Document availability: Sustainability Appraisal Appendix 6 - Western Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

Please note: This document may be available in alternative formats on request.

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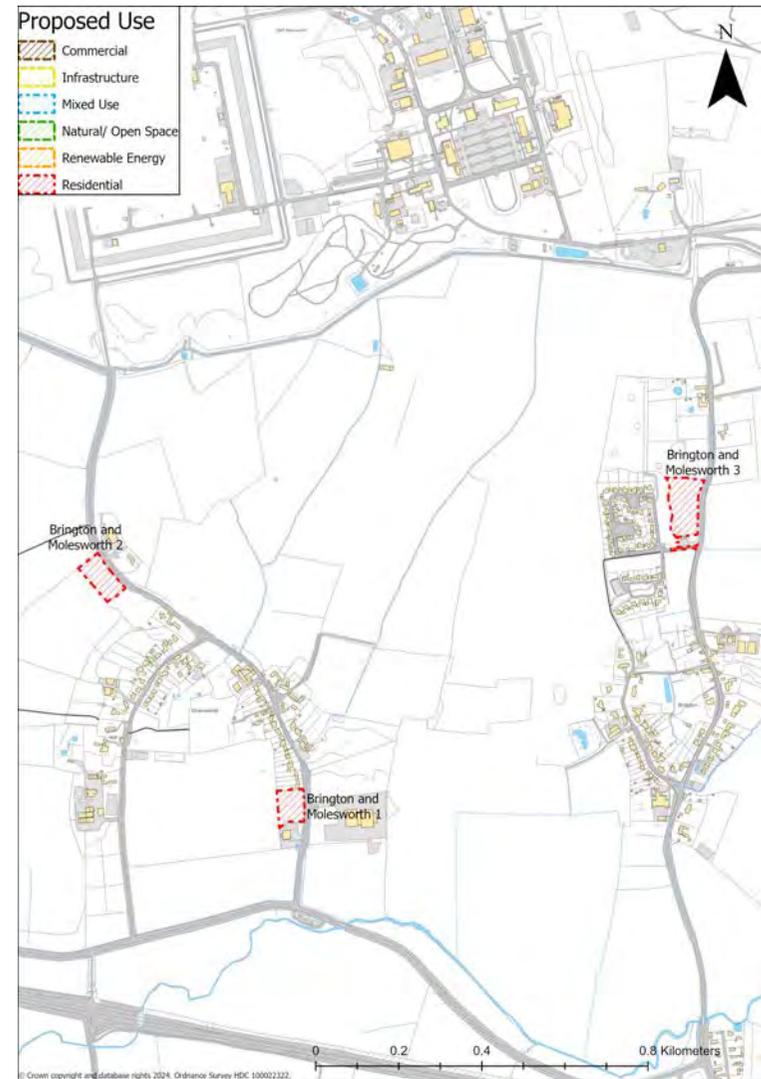
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1 Western Huntingdonshire

Brington and Molesworth

1.1 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Brington and Molesworth 1: Land West of Brookside, Molesworth
- Brington and Molesworth 2: Land opposite Jolly Hills Farm, Molesworth
- Brington and Molesworth 3: Land North and East of Hill Place, Brington



1 Western Huntingdonshire

Brington and Molesworth 1: Land West of Brookside, Molesworth

1.2 As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity

1.3 Therefore, a sustainability appraisal for the site has not been undertaken.

Brington and Molesworth 2: Land opposite Jolly Hills Farm, Molesworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk from fluvial flood risk with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is near to Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in wholly within flood zone 1, although in the southern half of the site there is some risk of flooding from surface water.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200 m of a 0.5 ha area of greenspace.</p> <p>It has limited capacity for linkages to the strategic green infrastructure network but development could provide linkages to the woodland area to the east of Jolly Hills Farm.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The scale of the site is potentially acceptable but it does not relate well to the form of the village being detached from other built development by nearly 100m. The number of homes sought was not specified other than 5 or more which indicates a potentially extremely low density which would not make efficient use of land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.6 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is Huntingdon which is substantially in excess of 5km from the site. Molesworth does not have a local convenience shop, nor does the neighbouring village of Brington.</p> <p>The closest primary school is in the next village of Brington which is in excess of 800m from the site with no separate footpath.</p> <p>The site is within 800m of St Peter's Church, the Cross Keys Public House, village hall and MUGA.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is located within 1.5km of a modest existing concentration of employment located within the Molesworth Business Estate.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is located over 5km from Huntingdon railway station and is located beyond 800m from any bus stop.</p> <p>The site is within 500m of a public right of way but there is no pavement that adjoins the site frontage.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	Wholly residential development is proposed.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is detached from the main village form of Molesworth, and the site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site lies within the conservation area and is about 100m from the grade II listed Mill House.

Summary of SA

Overall, the appraisal is mixed. The site scores very negatively in terms of the land being grade 2 agricultural land and being wholly greenfield land. The site does not relate well to the form of Molesworth and is detached from the existing built form meaning it could not be effectively integrated with the existing community. The site is not at risk from fluvial flood risk but there is some surface water flood risk. There are heritage constraints such as the conservation area and setting of a listed building to consider. It is located in close proximity to a public right of way and is unlikely to impact designated nature sites, it does not however provide opportunities to enhance strategic habitat connectivity. The site is not served by public transport. The site is within walking distance to some services and employment within Molesworth but the closest primary school is not within reasonable walking distance being over 800m and located in the next village of Brington.

Updates after initial appraisal

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Brington and Molesworth 3: Land North and East of Hill Place, Brington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
71SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1, although along its western edge the site is constrained by surface water flood risk.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.

Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is adjacent to a cluster of residential properties separated by an orchard. The site and adjoining cluster of properties are detached by some 250m from the main built form of the village but is connected by a footpath.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.98 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is Huntingdon which is substantially in excess of 5km from the site. Brington does not have a local convenience shop, nor does the neighbouring village of Molesworth.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is located within 800m of Brington C of E Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of St Leonard's Hall and All Saints Church. There are several other leisure and cultural facilities located in the neighbouring village of Molesworth but these are in excess of 800m from the site.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is not located near to concentrations of employment opportunities. The closest concentration is the Molesworth Business Park which is in excess of 1.5km from site.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is located over 5km from Huntingdon railway station and is located beyond 800m from any bus stop.</p> <p>Along Hill Close a pavement is immediately across the road from the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is located to the north of the main built form of Brington but adjoins an orchard and a cluster of residential properties off Hill Place which form part of this settlement. There is a footpath opposite the site's frontage which connects the site through to main part of the village. The site is not constrained by heritage or nature conservation designations. The site is grade 3 agricultural greenfield land, there is risk of surface water flooding along its western edge. The site is not near to existing concentrations of employment and is not served by public transport. The site is within walking distance of a primary school and some cultural facilities.

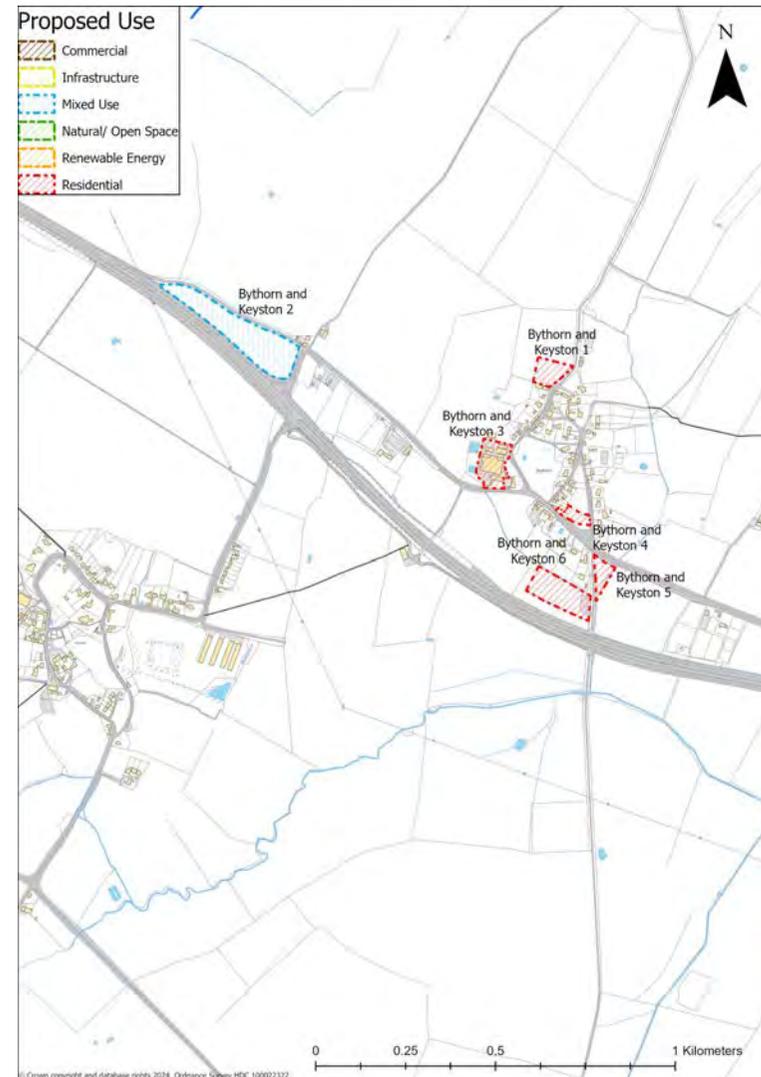
Updates after initial appraisal

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Bythorn and Keyston

1.4 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bythorn and Keyston 1: Land West of Warren Lane, Bythorn
- Bythorn and Keyston 2: Land South West of Old Toll Bar House, Toll Bar Lane, Keyston
- Bythorn and Keyston 3: Home Farm, Bythorn
- Bythorn and Keyston 4: Land off Main Street, Bythorn
- Bythorn and Keyston 5: Land East of Clack Lane, Bythorn
- Bythorn and Keyston 6: Land West of Clack Lane, Bythorn



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Bythorn and Keyston 1: Land West of Warren Lane, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is near to Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

Western Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites that it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site relates well to the existing village. It is located on its northern edge providing an opportunity for some organic growth subject to appropriate landscaping. The promoter's anticipated capacity is for 5 or more homes which could represent a very low density.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.5 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is Huntingdon which is significantly in excess of 5km from the site. Bythorn does not have a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village with the closest being in the nearby village of Brington which is in excess of 800m without a separate footpath.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of St Lawrence's Church and the village hall.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not located near to any concentrations of employment opportunities.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.</p> <p>A public right of way cuts through the southern part of the site emerging onto Warren Lane. There is no footpath along Warren Lane.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby. The closest is a conservation area some 70m from the site.

Summary of SA

The site is not constrained by flood risk or nature conservation designations. There are no heritage assets on site, however there is a conservation area some 70m south of the site. Residential development on the site could be effectively masterplanned and landscaped to integrate with the existing village. The site is however classified as grade 3 agricultural greenfield land. The site does not have any public transport connections and there are no major sources of employment nearby and there are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

Updates after initial appraisal

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Bythorn and Keyston 2: Land South West of Old Toll Bar House, Toll Bar Lane, Keyston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites such that it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is outside of a main settlement, the closest is Bythorn. The site is over 600m from the main cluster of properties found within the village. The proposed employment use at 10,000 sqm floorspace would make efficient use of land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is bounded on its southern boundary by the A14 increasing the likelihood of noise, light and visual pollution. There are also electricity powerlines in the easterly corner of the site.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	N	Employment use would not contribute to housing supply.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is Huntingdon which is significantly in excess of 5km from the site. The nearest settlement is Bythorn but this does not have a local convenience shop.</p> <p>As the site is only being considered for employment uses access to primary education is not relevant.</p> <p>The site is beyond 800m of Bythorn's village hall.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is not located within 1.5km of an existing concentration of employment, but proposes potentially 3ha of employment development.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.</p> <p>A bridleway runs along Thrapston Road immediately opposite the site. There are also several other bridleway and footpaths within 500m of the site which lead into the open countryside. There are no footpaths directly to the nearest settlement of Bythorn.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The proposal seeks new employment development. It is unclear from the Call for Sites information the type of employment uses this could include, therefore, it is not possible at this stage to determine if development would have a high or low job density.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is detached from the main village form of Bythorn, so the site is located such that it could not be effectively integrated with the existing community. However the site is within proximity to the A14 which would assist in the operation of the site if commercial development is located on site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

Overall, the appraisal is mixed but is mainly negative in terms of using greenfield land of high agricultural quality (grade 2). It has good connections to the strategic road network for employment development, however this proximity may give rise to higher levels of pollutants. The site is, however, detached by over 600m from the main cluster of properties found within the village. It is not served by public transport infrastructure, there are public rights of way within 500m of the site but no footpath connects the site to Bythorn. As a result it is likely that any future users of the site will access it via car and not be able to utilise more sustainable modes of transport. The site is not constrained by flood risk, heritage or nature conservation designations. The scale of employment development may require additional infrastructure in order to service it. The proposed employment use at 10,000 sqm floorspace would make efficient use of land. The site is within proximity to the A14 which would assist in the operation of the site if commercial development is located on site.

Updates after initial appraisal

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Bythorn and Keyston 3: Home Farm, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>There are existing structures on site meaning that there is the potential to reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some surface water flood risk on the western part of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	The site is grade 3 agricultural land and is mainly greenfield but there are substantial structures on site used for agricultural purposes.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is well related to the existing village being located on its western edge. The site comprises several substantial large structures and hardstanding associated with the site's current agricultural use. These are substantial buildings predominantly made of brick with structures towards the rear of the site constructed from metal corrugated materials. There are considerable heritage constraints and demolition of existing structures would alter the character of the area. However, if a change of use is proposed then this could be minimised through sensitive design and the preservation of existing structures. Development on the site would need very careful consideration and masterplanning.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for market and/or affordable homes. The site is 0.98 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, closest being in the nearby village of Brington which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	There are public rights of way within 500m of the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, particularly if a change of use is can be achieved of existing structures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The majority of the site is located within a conservation area, it is also adjacent to a grade II listed building (Bythorn House).

Summary of SA

The site is not at risk from fluvial flooding but there is some surface water flood risk along its western edge. The site is not constrained by nature conservation designations. It is however heavily constrained by heritage being located in a conservation area and adjacent to a grade II listed building. The site is well related to the existing village and is technically predominantly greenfield despite containing substantial structures associated with agricultural use. It is classified as grade 3 agricultural land. Its redevelopment could provide opportunities to enhance the village character but equally a full demolition of the site could likely negatively impact it. The site does not have any public transport connections and there are no major sources of employment nearby and there are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

Updates after initial appraisal

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Bythorn and Keyston 4: Land off Main Street, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	<p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with no recorded risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	Development on this site would result in a significant detrimental change to the character and form of the village which would be detrimental to the conservation area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p> <p>Cables running between telecommunication masts run over the site.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.26 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, closest being in the nearby village of Brington which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	There are public rights of way within 500m of the site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is within a conservation area and there are several listed buildings near to the site.

Summary of SA

The site is not constrained by flood risk or nature conservation designations. The site forms an key aspect of the village's open character so its development would result in a significant change to the village's character and also the character of the conservation area. There are several listed buildings near to the site. There are electricity cables running over the site. The site is classified as grade 3 agricultural greenfield land. While being located within the village, it is considered that development on this site would not effectively integrate with the character of the village. The site does not have any public transport connections and there are no major sources of employment nearby. There are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

Updates after initial appraisal

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Bythorn and Keyston 5: Land East of Clack Lane, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1, there is a significant amount of medium surface water flood risk across about a third of the site but most noticeably on the eastern half of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located on the south eastern edge of the village, it therefore relates closely to the village. The proposed capacity for the site is very low but considering the surface water flood risk this would enable more land to be used for sustainable drainage and landscaping to soften the impact of development on the countryside. Also focusing development on the western half at a lower risk of surface water flooding would enable greater integration with the village.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The southern edge of the site is within 100m of the A14 increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is less than 1ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, closest being in the nearby village of Brington which is in excess of 800m.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	There are public rights of way within 500m of the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively integrated with the existing community as long as the surface water drainage could be integrated and that any amenity impacts arising from the sewage pumping station located along the site's frontage can be mitigated.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk, however, there is significant risk from surface water flooding. There are no nature conservation or heritage designations impacting the site. The site is classified as grade 3 agricultural greenfield land. The site adjoins the south eastern edge of the village so could provide a small scale extension to the built form. It is in close proximity to the A14 which could give rise to additional levels of pollution. The site could be effectively masterplanned to successfully integrate with the existing village subject to appropriate sustainable drainage and landscaping. The site does not have any public transport connections and there are no major sources of employment nearby. There are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

Updates after initial appraisal

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Bythorn and Keyston 6: Land West of Clack Lane, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly located within flood zone 1, there is some surface water flood risk along its western boundary and in the eastern part of the site along Clack Lane.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is physically detached from the main village and its development would alter the existing character and form of the settlement. It will also serve in extending the village towards the A14.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The southern edge of the site is within 40m of the A14 increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is over 1ha and is proposed to provide market and/or affordable homes. The site would contribute to meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, with the closest being in the nearby village of Brington which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	There are public rights of way within 500m of the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk, however, there is some risk from surface water flooding. There are no nature conservation or heritage designations impacting the site. The site is classified as grade 3 agricultural greenfield land. The site is physically detached from the main built form of the village and is in close proximity to the A14 which could give rise to additional levels of pollution. The site could not be effectively masterplanned to successfully integrate with the existing village. The site does not have any public transport connections and there are no major sources of employment nearby. There are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

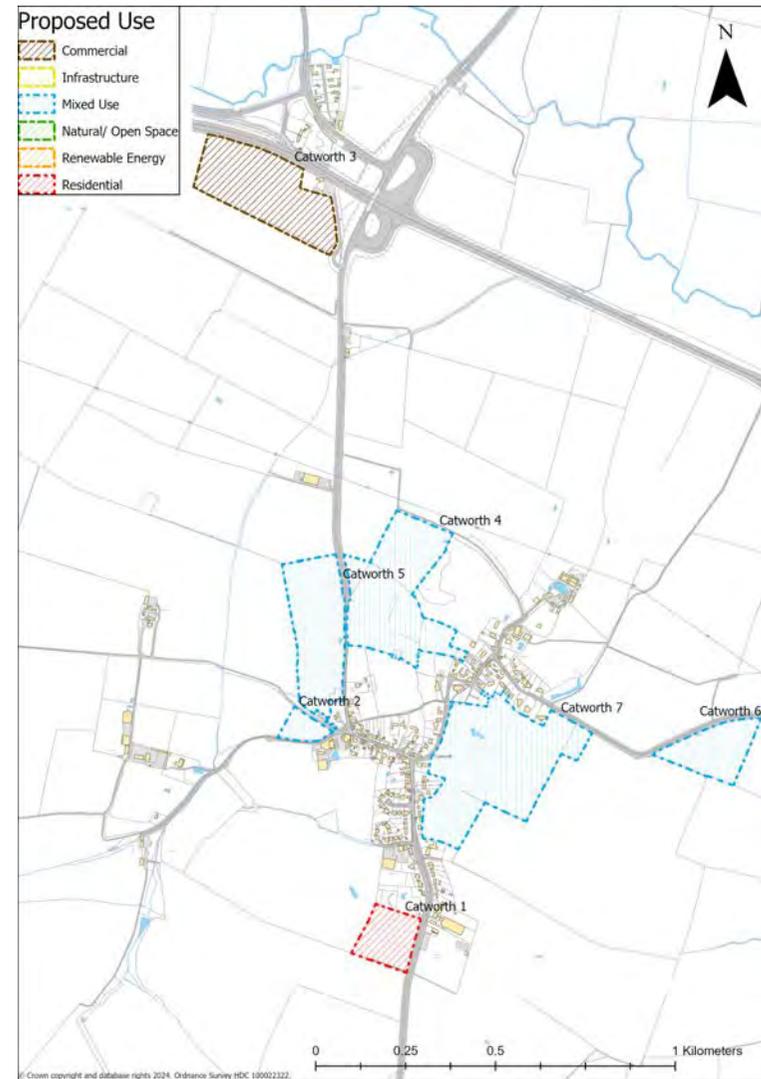
Updates after initial appraisal

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Catworth

1.5 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Catworth 1: Fruit Field opposite Victory Playing Field, Catworth
- Catworth 2: Land West of Catworth, Catworth
- Catworth 3: Land South of A14, Catworth
- Catworth 4: Land East of Fox Road, Catworth
- Catworth 5: Land West of Fox Road, Catworth
- Catworth 6: Triangular Field South of Church End, Catworth
- Catworth 7: Land East of Church Road, Catworth



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Catworth 1: Fruit Field opposite Victory Playing Field, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site contains a small shed but this has negligible scope for reuse of materials.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is partially within the Catworth water catchment area which which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is 100% in flood zone 1 and there is no risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The site is wholly greenfield land but with a very small building.</p> <p>The entire site is classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200m of a 0.5ha area of greenspace and a sports facility (Victory Playing Field). It has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	Development on the site would have limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located on the southern edge of the village and is well related to the existing settlement. The site promoter is seeking to develop the site for 40 homes which is higher than surrounding properties and not reflective of the current character of the settlement. The site is highly exposed within the wider landscape with clear views extending across to more undulating countryside to the east. It is proposed that the number of homes is reduced to ensure development would be proportionate and not have a detrimental effect on the character of the area and landscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is bounded on its eastern boundary by Station Road and the Victory Playing Field increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter is seeking to develop the site for 40 market and/or affordable homes which will contribute to the housing needs of the district and provide some residential opportunity for local residents and families.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is Huntingdon which is in excess of 5km from the site. The nearest settlement is Catworth but this does not have a local convenience shop.</p> <p>Catworth does not have a primary school and the nearest primary school is in Brington. The site is of insufficient capacity to provide a school on site.</p> <p>The site is within 800 m from a church, playing field and a public house.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development.</p> <p>It benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service.</p> <p>The site is within 500 m of a public right of way</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	++	There are no designated heritage assets existing within or immediately adjoining the site so there are no constraint from these.

Summary of SA

The site is located on the southern edge of the village and can be effectively masterplanned to become part of the existing place and community. It is within 800 m from a church, playing field and a public house. The site is within flood zone 1 and is not constrained by flooding. It is classified as grade 2 agricultural land, is wholly greenfield and in agricultural use. It has no nature designations, heritage and conservation assets on it or immediately adjoining it which will impact development. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. Overall, residential development would not support a sustainable lifestyle, but would provide some residential opportunity for local residents and families. The site is bounded on its eastern boundary by Station Road and the Victory Playing Field increasing the likelihood of noise, light and visual pollution. Through design these should be considered, reduced and mitigated still as well as its potential landscape impact. The site is highly exposed within the wider landscape with clear views extending across to more undulating countryside to the east. It is proposed that the number of homes is reduced to ensure development would be proportionate and not have a detrimental effect on the character of the area and landscape.

Updates after initial appraisal

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Catworth 2: Land West of Catworth, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The eastern edge of the site is within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located wholly within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield land predominately grade 2 agricultural land however a proportion of the southwestern corner is classified as grade 3. There are no existing structures on site.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the western edge of the village and is well related to the existing built form. The site extends into the countryside with the eastern part of the site relating most closely to the settlement. The site promoter is seeking to develop the site for 5 homes with some car park provision for use by the community and natural open space. Taking these proposed uses, the density is appropriate and would reflect the character of the area and make an efficient use of land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. electricity cables run along the site's southern and eastern edges and also through the site.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for market and/or affordable homes. The site is 0.83ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from any retail facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The nearest primary school is 2.5kms away in Brington. St Leonard's Church, the village hall, the Racecourse Public House and the playing fields are within 800m of the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is located over 1.5kms from any major sources of employment. Superfast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. A pavement is located within 40m opposite from the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The eastern part of the site is located such that it can be effectively masterplanned to become part of the existing place and community although the proposed mix of uses will require careful design and consideration so that they can be successfully integrated. Also landscaping will be required due to its edge of village location.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	At its eastern end, the site adjoins a conservation area and is adjacent to several listed buildings.

Summary of SA

The site is not constrained by flood risk or by nature conservation designations. It is somewhat constrained by heritage assets as it adjoins a conservation area and is adjacent to several listed buildings. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. The proposed development would be a modest westerly extension to the built form of the village which could be successfully integrated subject to appropriate masterplanning, landscaping and design.

Updates after initial appraisal

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Catworth 3: Land South of A14, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The closest water catchment area is Catworth which which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is located wholly within flood zone 1, there is some risk from surface water flooding particularly in the south-eastern part of the site near to the access to the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is detached from the main built form of Catworth being located 1.2km north of the village. The site is bounded along its northern boundary by the A14 and it has direct access from junction 16. The proposed scale of development would make an efficient use of land utilising connections to the strategic road network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is accessible from vehicles exiting the A14 at junction 16. While proposed for employment uses, there may still be an impact of increased levels of noise, air and visual pollution on future employees on site which should be considered, reduced and mitigated.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from any retail facilities and is over 5km from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is remote from leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	It is not within 1.5km of other concentrations of employment but it could provide over 5ha of employment land. Standard broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km of a railway station and there are no bus stops within 800m of the site. The site is remote from public rights of way or segregated cycleways nor are there public footpaths.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is accessible from vehicles exiting the A14 at junction 16.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	The scale of the proposed scheme is likely to create many new jobs although the nature and number of jobs are unknown at this stage. The intended proportion of employment, retail and logistics is also not yet known.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site promoter seeks a combination of employment, retail and logistics development. It is unclear the proportion each of these will take but it likely that retail will be ancillary to the employment development and serve future employees or trade from the A14, therefore not directly serving Catworth.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could not be effectively integrated with the existing community but the proposed uses means that this is not necessarily an issue as it needs to be well connected to the strategic road network.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but does have some surface water flood risk. It is not constrained by heritage or nature conservation designations. The site is detached from the built form of Catworth and proposes a large scale employment led scheme utilising its connections to the A14 although it has no public transport access which may encourage travel via less sustainable modes of transport. There is only standard broadband available within the vicinity of the site which may require upgrades depending on the nature of employment uses on site. While proposed for employment uses, there may still be an impact of increased levels of noise, air and visual pollution on future employees on site arising from its proximity to the A14. Through design these should be considered, reduced and mitigated still as well as its potential landscape impact.

Updates after initial appraisal

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Catworth 4: Land East of Fox Road, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is partially within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly within flood zone 1 but contains substantial areas at risk of surface water flooding, particularly in the northernmost field which would impact on any scheme's layout and capacity.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield and predominantly comprises grade 3 agricultural land with the southern portion closest to the village being grade 2.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any publicly accessible natural greenspace. However, it directly adjoins Little Wood so there may be opportunities for biodiversity linkages and improvements.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from any designated nature sites that it is unlikely there will be an impact. However, it is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is one of a cluster of 4 sites put forward for development on some or all of them. This is the second largest of the cluster. The site promoter does not specify a preferred type or amount of development beyond a general indication of housing development with a variety of possible forms of community development such as a village hall or extension to the cemetery.</p> <p>This site does not relate well to the form of Catworth being separated from Church Lane by the remainder of the southern field proposed for development and only adjoining the rear gardens of 3 homes on Church Road. Built development of the site would be out of character with the village due to its scale and lack of integration.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is just under 1km from junction 16 on the A14 and may be subject to minor noise pollution from this. Electricity lines cross the northern section of the site creating some visual pollution for potential users.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site could contribute to meeting housing or other community needs although its scale is excessive in relation to the village so a partial development only may be appropriate
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from any retail facilities and the nearest primary school is 2.5kms away in Brington. St Leonard's Church, the village hall, the Racecourse pub and the playing fields are within 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is located over 1.5kms from any major sources of employment but benefits from superfast broadband nearby.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. There is direct road frontage to Fox Road. A public right of way bisects the site and others are in close proximity.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential or community uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include any new retail or social facilities specifically although the site promoter suggests willingness to consult with the local community over preferred requirements.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The scale and location of the site would not contribute to good placemaking in Catworth. Effective integration of any scheme into the existing community would be very challenging
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The southern section of the site falls within the conservation area and there are both listed buildings and a scheduled monument in the vicinity.

Summary of SA

The site is at low fluvial flood risk although surface water flood risk exists, particularly in the northern and central sections, which would impact on layout and capacity of any development scheme. It would have limited impacts on nature conservation sites with potential opportunities to link into Little Wood. It has a direct road frontage and access to public rights of way. It comprises wholly greenfield land of grade 3 agricultural value. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. Overall, residential development would not support a sustainable lifestyle. The site has very limited direct connection with the existing built part of the village and the proposed site would leave an isolated field between any new development and existing properties on Church Lane. Development would not facilitate effective integration with the existing community or support high quality placemaking outside the site itself. There are heritage assets in the vicinity which could be impacted by any development scheme although good design should overcome any issues arising from this. The sustainability of the site is considered very poor for residential development purposes.

Updates after initial appraisal

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Catworth 5: Land West of Fox Road, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. It is not affected by air pollution and contains no existing buildings to be re used on site.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is partially within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly within flood zone 1. Surface water flood risk affects Fox Road and a very small portion of the site.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield and predominantly comprises grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any publicly accessible natural greenspace and does not offer opportunities to link into existing strategic green or blue infrastructure networks.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from any designated nature sites that it is unlikely there will be an impact. However, it is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is one of a cluster of 4 sites put forward for development on some or all of them. The site promoter does not specify a preferred type or amount of development beyond a general indication of housing development with a variety of possible forms of community development such as a village hall or extension to the cemetery.</p> <p>The site does not relate well to the form of Catworth only adjoining it by the former works at the southern end of Fox Road where it has a limited access to the junction at Brook End. Built development of the site would be out of character with the village due to its scale and lack of integration.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is just over 1km from junction 16 on the A14 and may be subject to noise pollution from this.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The scale of the site would allow it to contribute to meeting housing or other community needs.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from any retail facilities and the nearest primary school is 2.5kms away in Brington. St Leonard's Church, the village hall and Racehorse pub are within 800m.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is located over 1.5kms from any major sources of employment but benefits from superfast broadband nearby.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. There is a limited form of access to Brook End with public rights of way in close proximity.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential or community uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include any new retail or social facilities specifically although the site promoter suggests willingness to consult with the local community over preferred requirements.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The scale and location of the site would not contribute to good placemaking in Catworth. Development on the site could not be effectively integrated into the existing community to contribute to sustainable placemaking.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The south eastern part of the site adjoins the conservation area boundary and a scheduled monument (milestone) is situated on the Fox Road boundary.

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Summary of SA

The site is at low flood risk and development would have limited impacts on nature conservation sites. Its limited impacts on heritage assets could be effectively mitigated. It comprises best and most versatile (grade 2) greenfield agricultural land. It has a direct road frontage to Fox Road and a limited access to the junction at Brook End. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. Overall, residential development would not support a sustainable lifestyle. The site has extremely limited direct connection with the existing built part of the village other than wrapping around a disused factory building at the southern end and facing onto one house across Fox Road. Development would not facilitate effective integration with the existing community or support high quality placemaking outside the site itself. The sustainability of the site is considered very poor for residential development purposes.

Updates after initial appraisal

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Catworth 6: Triangular Field South of Church End, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	The site is promoted for biodiversity net gain which, although it will not promote low carbon technologies as such, will contribute to the objective of achieving the district's ambition to reach net zero carbon emissions. It is remote from any area of enhanced air pollution. The site would not support the circular economy.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is proposed wholly for biodiversity net gain which would enhance resilience to climate change.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is near to the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site would not be expected to generate significant water demand. It is in flood zone 1 with a narrow band of surface water flood risk along the northern boundary.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	N	There is no merit to requiring previously developed land for the proposed use. The site comprises wholly grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The proposed use does not require access to other green spaces but the site is not in a location where it could contribute to enhancing the strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is just over 700m from Little Catworth Meadow SSSI. The proposed use would not detrimentally impact on any nearby designated nature conservation sites but is unlikely to support strategic habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is one of a cluster of 4 sites put forward for development on some or all of them. This site is specifically identified as being promoted for biodiversity net gain. The site is located to the east of Catworth and would not impact on its form or character other than potentially enhancing long distance views towards Catworth Hill.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is remote from and would not give rise to pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The proposal is for non-residential use.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The indicators are not relevant to the proposed use.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site will generate some employment/ promote farm diversification in managing the planting scheme.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. A public right of way runs through the southern edge of the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site will generate some employment/ promote farm diversification in managing the planting scheme.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal is for biodiversity net gain which is not relevant to the indicator.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located amongst arable farmland with some tree and hedgerow cover. Use for biodiversity net gain could effectively be integrated into the landscape and respond sensitively to the local character,
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage assets in the vicinity of the site.

Summary of SA

The proposed use for biodiversity net gain and low flood risk of the site results in a sustainability appraisal which reflects positively on its potential to contribute towards resilience to climate change. Provision of biodiversity net gain would provide limited employment/ farm diversification opportunities which could be of benefit. Access by public transport is not achievable. The site is currently classified as best and most versatile agricultural land; under current government proposals the biodiversity net gain use would be secured for at least 30 years. The proposed use could be effectively integrated into its immediate surroundings and could contribute positively to the aspect of the locality from the village. It is not well connected to strategic green infrastructure but could offer local scale advantages due to the proximity to Little Catworth Meadow SSSI. Overall the proposed use would be sustainable on this site.

Updates after initial appraisal

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Catworth 7: Land East of Church Road, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. It is not affected by air pollution and contains no existing buildings to be re used on site.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is partially within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 and has negligible risk of surface water flooding although a pond is present on site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly grade 2 greenfield agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any publicly accessible natural greenspace and does not offer opportunities to link into existing strategic green or blue infrastructure networks.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from any designated nature conservation sites that it is unlikely to have an impact. However, it is outside any of Natural Cambridgeshire's Priority Landscape and has limited potential to contribute to strategic habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is one of a cluster of 4 sites put forward for development on some or all of them. This is the largest of the cluster. The site promoter suggests this is the most suitable site for a residential led scheme but does not specify the amount of development sought beyond being residential with a variety of possible forms of community development such as a village hall or extension to the cemetery.</p> <p>The site is well related to the existing village, largely adjoining existing properties on three sides and consequently is well related to the existing cemetery and village hall. However, the western edge comprises open land within the conservation area contributing to its character and to the setting of St Leonard's Church.</p> <p>The scale of the site and potential for substantial in-depth development would be seriously detrimental to the form and character of the village and the setting of the conservation area.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The site is remote from sources of pollution and good design measures could mitigate any significant impacts arising from any development scheme.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site could support a wide range of types, sizes and tenures of new homes.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is remote from any retail facilities and the nearest primary school is 3kms away in Brington. St Leonard's Church, the village hall, Racehorse pub and recreation ground are within 800m.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is located over 1.5kms from any major sources of employment but benefits from superfast broadband nearby.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. The site adjoins Church Road and Church End, with multiple public rights of way in close proximity.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential or community uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	+	The site promoter suggests the potential inclusion of additional community facilities such as an extension to the cemetery or a village hall. No evidence is put forward of the need for these and it is noted that the current cemetery has space remaining and the village hall was refurbished and extended in 2018.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is positioned such that it is well related to the existing village. Nearby heritage assets would need to be carefully reflected to ascertain whether the impact of development on them could be adequately mitigated. Development of the whole site would, however,

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			be significantly out of scale with the existing village and would detrimentally impact on its character. A reduced scale may be more achievable.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	--	The site was designated as a scheduled monument for the Catworth manorial complex and associated ridge and furrow in December 2023. It also adjoins the grade I listed St Leonard's Church and development would impact on the setting of at least 3 other listed buildings. The western edge of the site is within the conservation area.

Summary of SA

The site is at low fluvial or surface water flood risk. It has direct frontages to two roads and access to public rights of way. The site has potential to contribute to the diversity of housing available in Catworth and expand local community facilities. However, the site comprises entirely greenfield best and most versatile agricultural land. Whilst it would be unlikely to detrimentally impact on any existing nature conservation sites it would not contribute to enhancement of strategic green infrastructure either. The site has reasonable access to local social facilities but it is remote from educational, retail and employment destinations and has no public transport access so it would not support sustainable lifestyles. The site has potential to support improved housing choices and community facilities within the village. However, the scale of development needed to achieve this is likely to be significantly detrimental to the form and character of Catworth. The site both contains and adjoins highly sensitive heritage assets and built development would detrimentally impact on these. Overall, development of the whole of the proposed site would not constitute sustainable development.

Updates after initial appraisal

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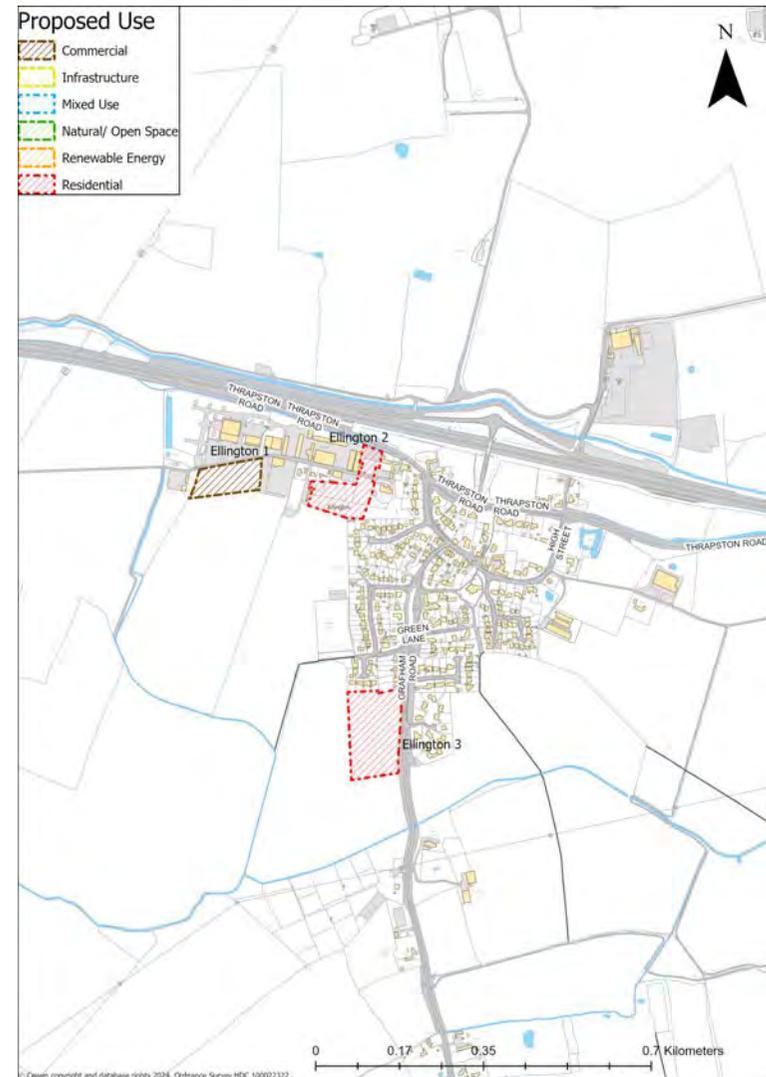
Ellington

1.6 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Ellington 1: Land South of Ben Burgess, Ellington
- Ellington 2: Land South East of Brook Farm, Ellington
- Ellington 3: Land West of Grafham Road, Ellington

1.7 Please note the following sites partially fall within Ellington parish:

- Alconbury 10: Land at Weybridge Farm - note that this site crosses over Ellington and Alconbury parishes and is predominantly within Alconbury parish so the site assessment has been included within Alconbury parish of the Northern Central Huntingdonshire LAA document.
- Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton - note that this site crosses over Ellington and Brampton parishes and is predominantly within Brampton parish so the site assessment has been included within Brampton parish of the Central Huntingdonshire LAA document.



Ellington 1: Land South of Ben Burgess, Ellington

1.8 As identified in the LAA, the site is completely within flood zone 3a. The site promoter has put the site forward for commercial uses. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.

1.9 Therefore, a sustainability appraisal for the site has not been undertaken.

Ellington 2: Land South East of Brook Farm, Ellington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) covers about 48% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>About half of the whole site is within flood zone 3a, the northern parcel being completely within flood zone 3a and the southern parcel about a third. The remaining portion of the southern parcel is in flood zone 1 and has some surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites that it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>While the site adjoins the existing built form of the village, the site is constrained by flood risk which limits where it would be possible to place built development. Removing the land within flood zone 3a and concentrating development in flood zone 1 would mean that development would be placed on the southern part of the site which would be more detached from the main built form extending into the countryside which would not reflect the character of the area.</p> <p>Additionally, there is limited accessibility to the main village from the site which limits opportunities for integration.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The development would provide market and affordable housing but on a site with an overall site area greater than 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is Huntingdon which is in excess of 5km from the site. Ellington does not have a local convenience shop, the closest is in the neighbouring village of Grafham.</p> <p>There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.</p> <p>The site is within 800m of All Saints Church, the village hall and the Mermaid Public House.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 100m of the Brook Farm Industrial Estate.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is in excess of 5km from Huntingdon railway station. It is over 800m from a bus service rated E on the Place Based Carbon Calculator.</p> <p>There is no pavement serving the site but it is within 500m of a public right of way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that there is limited accessibility to the main village from the site which limits opportunities for integration.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets on site but it is within 45m of the grade II listed Brook House.

Summary of SA

The site is heavily constrained by fluvial flood risk with about half of the site being within flood zone 3a, there is however enough land in flood zone 1 that could accommodate some development if appropriate masterplanning, drainage and access could be secured. The site is not constrained by nature conservation or heritage designations but there is a listed building nearby. While it is closely related to the built form, the location of flood risk would result in a potential development that would not relate well to the form and character of the village and would not be fully integrated with the existing place and community. It is in very close proximity to employment opportunities at the Brook Farm Industrial Estate and within walking distance to leisure and cultural facilities and natural greenspace. However, the closest primary school is in Spaldwick and a convenience shop is found in Grafham. It is not particularly well served by public transport options.

Updates after initial appraisal

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Ellington 3: Land West of Grafham Road, Ellington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is partially located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1, there is however some medium surface water flood risk along the site's frontage along Grafham Road.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200 m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site adjoins the existing built form of the village, it would provide a southern extension to the village and mirror built development opposite in Spinney Field. The capacity submitted would not fully optimise the site in terms of making the most efficient use of land but does reflect surrounding development.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter has submitted the site for a first homes scheme with a self build and custom plot. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Ellington does not have a local convenience shop, the closest is in the neighbouring village of Grafham.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of All Saints Church, the village hall and the Mermaid Public House.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km of the Brook Farm Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is in excess of 5km from Huntingdon railway station. It is within 800m of a bus service rated E on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement immediately across the road from the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The appraisal for the site is predominantly positive. There is some risk of surface water flooding but no fluvial flood risk on site. The site is not constrained by nature conservation or heritage designations. It would relate well to the existing village and could be successfully integrated with the existing place and community providing a southerly extension to the village. It is within close proximity to employment opportunities at the Brook Farm Industrial Estate and within walking distance to local leisure and cultural facilities and natural greenspace. However, the closest primary school is in Spaldwick and a convenience shop is found in Grafham. It is served by a bus although this is not frequent service.

Updates after initial appraisal

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Grafham

1.10 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Grafham 1: Grafham Water Caravan and Motorhome Club Campsite, Grafham
- Grafham 2: Land adjacent to 24 Cedar Close, Grafham
- Grafham 3: Sullivans Poultry Farm, Grafham



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Grafham 1: Grafham Water Caravan and Motorhome Club Campsite, Grafham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is a mixture of greenfield land (the eastern parcel) and of previously developed land consisting of the caravan and motorhome campsite. There is the potential to reuse some materials or buildings if existing structures are not retained.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	The site is classified as grade 3 agricultural land consisting of part greenfield land and previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The northern parcel consisting of the campsite is outside of ANGSt standards but the eastern parcel does fall within 1km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 1km from the Grafham Water SSSI and within 200m of West Wood County Wildlife Site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area and Local Geological Sites.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The campsite is physically detached from the main built form of the village but the eastern parcel adjoins the western edge of Grafham. The retention of the campsite and potential expansion of facilities within the site would support its current use, however residential development would not and would result in housing be placed in a less sustainable location. Residential development on the eastern parcel would better suit the local area over redevelopment of the campsite.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter states that whilst it is the intention of Grafham Water Caravan and Motorhome Club Campsite to remain in leisure use at present, the Club would like to secure flexible alternatives that would allow residential development on site either in tandem with the current use, or solely residential development subject to an alternative site within the district being found to accommodate the Club's ongoing leisure use. The site is over 1ha in size and if residential uses are pursued the site promoter may pursue either market and/or affordable housing, custom and self build plots or specialist housing on the site.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The eastern parcel of the site is within 800m of the Grafham Community Shop, the main campsite is just over this threshold.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	There is no primary school within Grafham, its catchment is for a primary school in Spaldwick over 800m from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The eastern part of the site is within 800m of several leisure and cultural facilities namely All Saints Church, the village hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout but the main campsite is beyond this threshold.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The retention and possible expansion of the campsite would support some jobs and the local tourism sector. If it was redeveloped for residential uses the site is within 5km of the Brookside Industrial Estate in Ellington. Superfast broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The closest railway station is Huntingdon which is in excess of 5km from the site. From the centre of the road frontage the site is approximately 800m from a bus service rated F+ on the Place Based Carbon Calculator, however from the main entrance to the campsite the bus stop is in excess of 800m.</p> <p>There are public rights of way cutting through the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	<p>The retention of the campsite and its possible expansion of existing facilities would contribute towards the local tourism sector. Its loss for residential redevelopment would result in a loss of tourism facilities. Until proposals are clearer it is difficult to appraise this.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>Expansion and upgrades to existing tourist facilities could be effectively masterplanned to become part of the existing place and community. Redevelopment of the campsite for residential development would require additional masterplanning but may be possible on the eastern parcel as this relates more closely physically to the existing village. Residential development would be more challenging to integrate successfully.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	<p>Within the campsite there is the grade II listed Old Manor Cottage.</p>

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Summary of SA

The site contains two parcels of land including an existing campsite. The site is not constrained by flood risk or nature conservation designations. There is a listed building within the campsite. The land is grade 3 agricultural land with existing structures on site. The campsite parcel is physically detached from the main built form of the village but the eastern parcel much more closely relates to the built form of Grafham. It is in good proximity to several social and leisure facilities within the village but primary education is found in a neighbouring village and the closest employment opportunities are outside of the village. Public transport is limited with only a bus stop in the village with an infrequent service. The site promoter states that whilst it is the intention of Grafham Water Caravan and Motorhome Club Campsite to remain in leisure use at present, the Club would like to secure flexible alternatives that would allow residential development on site either in tandem with the current use, or solely residential development subject to an alternative site within the district being found to accommodate the Club's ongoing leisure use.

Updates after initial appraisal

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Grafham 2: Land adjacent to 24 Cedar Close, Grafham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is located within flood zone 1 with no recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 1km from the Grafham Water SSSI. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, County Wildlife Site and Local Geological Sites.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located on the western edge of Grafham. It relates well to the existing settlement as it adjoins development on Cedar Close but the proposed development is likely to not have any direct connections and will back onto existing development. The proposed density is similar to surrounding densities and with appropriate landscaping and access from Grafham Road be integrated into the existing settlement and protect the form and character of the local area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter has submitted the site for market and affordable homes as well as for self and custom build plots. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of the Grafham Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within Grafham, its catchment is for the primary school in Spaldwick over 800m from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities namely All Saints Church, the village Hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of the Brookside Industrial Estate in Ellington.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The closest railway station is Huntingdon which is in excess of 5km from the site. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	There are two public rights of way cutting through the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk, heritage or nature conservation designations. It is a greenfield site consisting of grade 3 agricultural land. The site is located on the very western edge of the built form of Grafham and with landscaping and careful design could be integrated with the existing place and community. It is in good proximity to several social and leisure facilities within the village but there primary education is found in a neighbouring village and the closest employment opportunities are outside of the village. Public transport is limited with only a bus stop in village with an infrequent service.

Updates after initial appraisal

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Grafham 3: Sullivans Poultry Farm, Grafham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partially previously developed with four large poultry sheds on site used for intensive poultry farming with associated hardstanding. Development would reuse this site however the condition of the existing structures means it is unlikely that materials could be extensively reused for residential development.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1, there is some recorded risk of surface water flooding within a small portion of the site and along Church Road.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	The site is greenfield land grade 3 agricultural land with some existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is just beyond Natural England's standards for access to natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 1km from the Grafham Water SSSI. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, County Wildlife Site and Local Geological Sites.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	<p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site does not relate well to the existing settlement. The site is detached from the main built form of the village. Access to the main settlement of Grafham would be via a narrow road with with no safe pedestrian/ active travel route.</p> <p>Whilst the demolition of the existing poultry units could enhance the 'gateway' to the village, this does not justify new buildings in such a detached location. This is especially so of uses relating to residential and care home development which would benefit from being sustainably located near to accessible services and facilities.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter has not identified there being known contamination or pollution on site, however, it is likely this will require further investigation considering the current use of the site.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for market and/or affordable homes and/or self and custom build plots; or a residential care facility. The site is 0.9 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is over 800m from the Grafham Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within Grafham, its catchment is for the primary school in Spaldwick which is over 800m from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of All Saints Church, but is slightly beyond 800m of other facilities such as the village Hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of the Brookside Industrial Estate in Ellington.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 5km from the closest railway station in Huntingdon and is beyond 800m from the bus stop in Grafham village.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is within 500m of a public right of way.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> • Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	-	<p>The site does not relate well to the existing settlement. The site is detached from the main built form of the village. Access to the main settlement of Grafham would be via a narrow road with with no safe pedestrian/ active travel route.</p> <p>Whilst the demolition of the existing poultry units could enhance the 'gateway' to the village, this does not justify new buildings in such a detached location. This is especially so of uses relating to residential and care home development which would benefit from being sustainably located near to accessible services and facilities.</p> <p>Proposals for commercial leisure uses could present issues relating to active travel/pedestrian safety through increased vehicle movements along what is a narrow road.</p> <p>As a result of the above it is considered that the site could not be effectively masterplanned to become part of the existing community.</p>
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is not constrained by fluvial flood risk (there is some surface water flood risk), heritage or nature conservation designations. The site is currently in use as an intensive poultry farm with several large existing agricultural structures on site. It is beyond ideal distances from social and leisure facilities within the village but still accessible. Primary education is found in a neighbouring village and the closest employment opportunities are outside of the village. Public transport is limited with only a bus stop in village with an infrequent service. The site does not relate well to the existing settlement. The site is detached from the main built form of the village. Access to the main settlement of Grafham would be via a narrow road with with no safe pedestrian/ active travel route. Whilst the demolition of the existing poultry units could enhance the 'gateway' to the village, this does not justify new buildings in such a detached location. This is especially so of uses relating to residential and care home development which would benefit from being sustainably located near to accessible services and facilities. Proposals for commercial leisure uses could present issues relating to active travel/pedestrian safety through increased vehicle movements along what is a narrow road. As a result of the above it is considered that the site could not be effectively masterplanned to become part of the existing community.

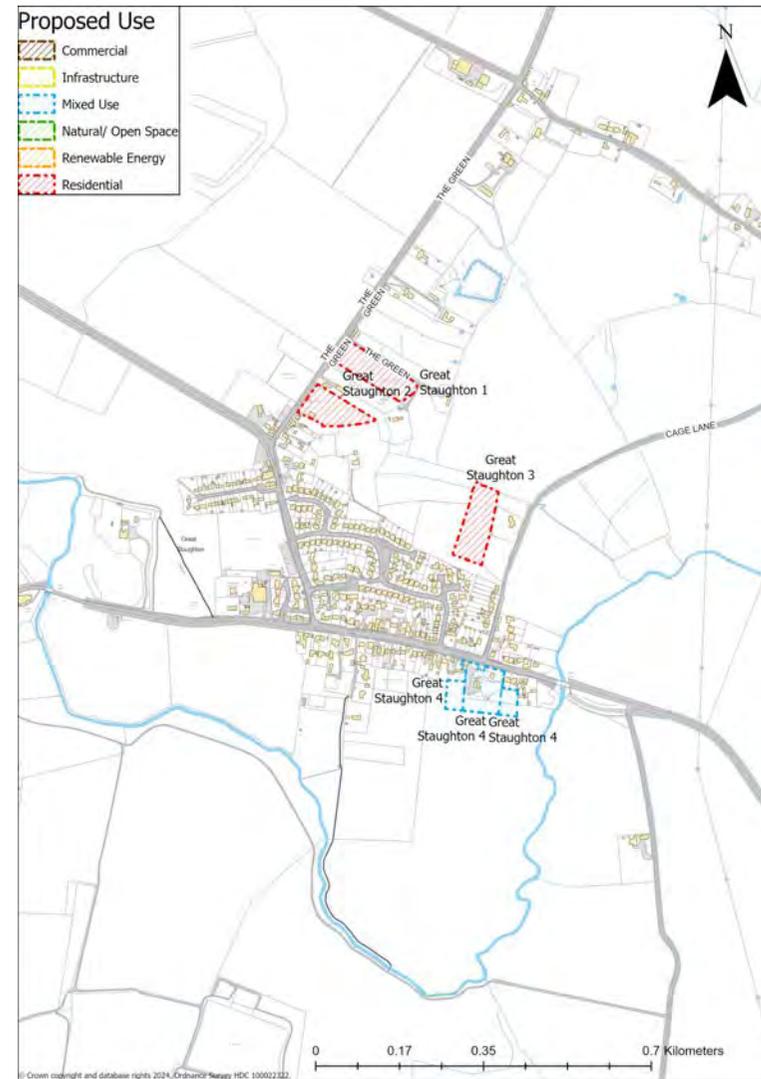
Updates after initial appraisal

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Great Staughton

1.11 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Staughton 1: Land East of B661, The Green, Great Staughton
- Great Staughton 2: Land South of 29 The Green, Great Staughton
- Great Staughton 3: Land West of Cages Lane, Great Staughton
- Great Staughton 4: Brook Farmyard, Great Staughton (three permutations put forward reviewed in one assessment)



1 Western Huntingdonshire

Great Staughton 1: Land East of B661, The Green, Great Staughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1, there is some risk of surface water flooding across the site particularly along the site's northern and southern boundaries.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site is located on the northernmost edge of the village. It adjoins residential development at Jewell Close. The site relates reasonably well to the settlement and would see a continuation of the form of recent development along The Green. The site is connected via footpath to the main village along the B661. The site would require sustainable drainage and landscaping to soften its development edge and mitigate against surface water flood risk.</p> <p>The proposed capacity would make an efficient use of land and be consistent with surrounding densities.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.9 ha in size and so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Great Staughton Primary Academy.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	<p>The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service.</p> <p>A pavement adjoins the site frontage which leads into the village.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is adjacent to a grade II listed building at its far eastern end.

Summary of SA

The site relates well to the existing built form of Great Staughton and would see a continuation of recent development along The Green. It is constrained somewhat by surface water flood risk and is adjacent to a listed building. It is not constrained by nature conservation designations. It is a greenfield site consisting of grade 3 agricultural land. It is remote from natural greenspace but within 800m of the recreation ground and tennis courts. It is also within 800m of other leisure and cultural facilities as well as a bus stop. It is remote from employment opportunities, its lack of public transport may reinforce a reliance on car travel.

Updates after initial appraisal

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Great Staughton 2: Land South of 29 The Green, Great Staughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is not impacted by an air quality management area. The site is greenfield land with one existing structure on site meaning that there is very limited potential for the reuse materials or buildings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is located within flood zone 1, there is considerable risk of medium surface water flooding on about a third of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with only one existing structure on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located to the north of the village. It adjoins residential development at Jewell Close to the north and ribbon development along the B661. The site therefore relates well to the settlement and would see a continuation of the form of recent development along

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The Green. The site is connected via footpath to the main village along the B661. The site would require sustainable drainage and landscaping to soften its development edge and mitigate against the considerable risk of surface water flood risk.</p> <p>The proposed capacity would make an efficient use of land and be consistent with surrounding densities.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.71 ha in size and so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Great Staughton Primary Academy.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	<p>The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service.</p> <p>A pavement adjoins the site frontage which leads into the village.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is adjacent to a grade II listed building at its far eastern end.

Summary of SA

The site relates well to the existing built form of Great Staughton and would see a continuation of recent development along The Green. It is heavily constrained by surface water flood risk and is adjacent to a listed building. It is not constrained by nature conservation designations. It is mostly greenfield with only one storage building on site, it is grade 3 agricultural land. It is remote from natural greenspace but within 800m of the recreation ground and tennis courts. It is also within 800m of other leisure and cultural facilities as well as a bus stop. It is remote from employment opportunities, its lack of public transport may reinforce a reliance on car travel.

Updates after initial appraisal

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Great Staughton 3: Land West of Cages Lane, Great Staughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1, there is some risk of surface water flooding in the site's north eastern corner.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity. .
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located to the north east of the main built form, it is physically detached from the main built form and relates closely to the open countryside. It is viewable from public rights of way so development here would have an impact on the landscape setting of the village. There is no footpath provision connecting the site to the main village.</p> <p>The proposed capacity put forward would make an efficient use of land however development here would not protect the character and form of the area.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> ● Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? ● Meet the needs of specific housing groups such as gypsies and travellers or older people? ● Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.92 ha in size and so the site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> ● Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.
	<ul style="list-style-type: none"> ● Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Great Staughton Primary Academy.
	<ul style="list-style-type: none"> ● Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.
SA11	<ul style="list-style-type: none"> ● Facilitate access to a range of employment opportunities? 	-	<p>The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> ● Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> ● Benefit from access to public transport infrastructure? 	-	<p>The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service.</p>
	<ul style="list-style-type: none"> ● Benefit from access to active travel infrastructure for practical and social activities? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>There is no footpath along Cage Lane and potentially limited opportunities to provide one to the site taking into account the narrowness of Cage Lane.</p> <p>There is a public right of way that runs along the western side of the site and two other routes, one that runs along the northern edge of the site and one from the side heading west.</p>
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> • Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing community given its physical detachment from any nearby properties. The site has a much closer relationship with the open countryside.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is physically detached from the main built form of Great Staughton. It is viewable from several public rights of way so development could have a prominent landscape impact. It is constrained somewhat by surface water flood risk. It is not constrained by heritage or nature conservation designations. It is a greenfield site consisting of grade 3 agricultural land. It is remote from natural greenspace but within 800m of leisure and cultural facilities as well as a bus stop. It is remote from employment opportunities, its lack of public transport may likely reinforce a reliance on car travel. There is no footpath along Cage Lane and potentially limited opportunities to provide one to the site taking into account the narrowness of Cage Lane.

Updates after initial appraisal

Great Staughton 4: Brook Farmyard, Great Staughton

1.12 Note: The site promoter has submitted this site three times, each with slightly varying site boundaries and capacities:

- Central site - gross site area of 0.79ha
- Western extension - gross site area of 1.03ha
- Eastern extension - gross site area of 0.98ha

1.13 Each permutation has been assessed within this SA to avoid duplication.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> • Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> • Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> • Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	The site is partly previously developed and partly greenfield land. There are several existing structures on site meaning that this could reuse some materials or buildings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	The western and central sites are not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood), however the eastern parcel is at about 6% risk from 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is mostly within flood zone 1, only the south easternmost corner of the potential eastern site is located within flood zone 2, 3a and 3b. There is limited risk from surface water, the most risk being from run off from along The Highway.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	The site is greenfield land grade 3 agricultural land but with several existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located within the main built form of Great Staughton.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>Each of the three site submissions propose residential development mixed with retail and employment uses. The promoter has stated that, if appropriate, a medical centre could be provided within the development. This could be an option for the existing surgery to relocate to.</p> <p>The sites range from 0.79 to 1.03ha of land so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Great Staughton Primary Academy.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service.</p> <p>There is a footpath along the site frontage along The Highway.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	It is unclear how many jobs could be provided from the non-residential elements of any development. It is likely to be low density considering the scale and proposed uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The proposal supports provision of additional retail, employment and/or potentially a medical facility.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	The site's redevelopment would reuse land within the built form of Great Staughton and therefore is located such that it can be effectively masterplanned to become part of the existing place and community. This is, however, subject to careful masterplanning so that the reuse of the site is sensitively integrated within the street scene and that impacts to heritage assets are mitigated.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	It adjoins a conservation area and is adjacent to several listed buildings on three sides.

Summary of SA

The site is previously developed and is located within the existing built form of Great Staughton. It is accessed via The Highway within walking distance of leisure and cultural facilities as well as a bus stop. It is constrained somewhat by flooding particularly the western expansion site. There are several heritage assets to consider which will need careful consideration in the development of any masterplan. The proposed uses are a mix of residential and retail/employment including potentially a local medical centre for the existing surgery to relocate to. It is not constrained by nature conservation designations. It is remote from employment opportunities, its lack of public transport may likely reinforce a reliance on car travel. Considering the flood risk, it is considered that the eastern expansion site or the central site would be most appropriate for development. The western expansion site could still be considered but for less vulnerable uses.

Updates after initial appraisal

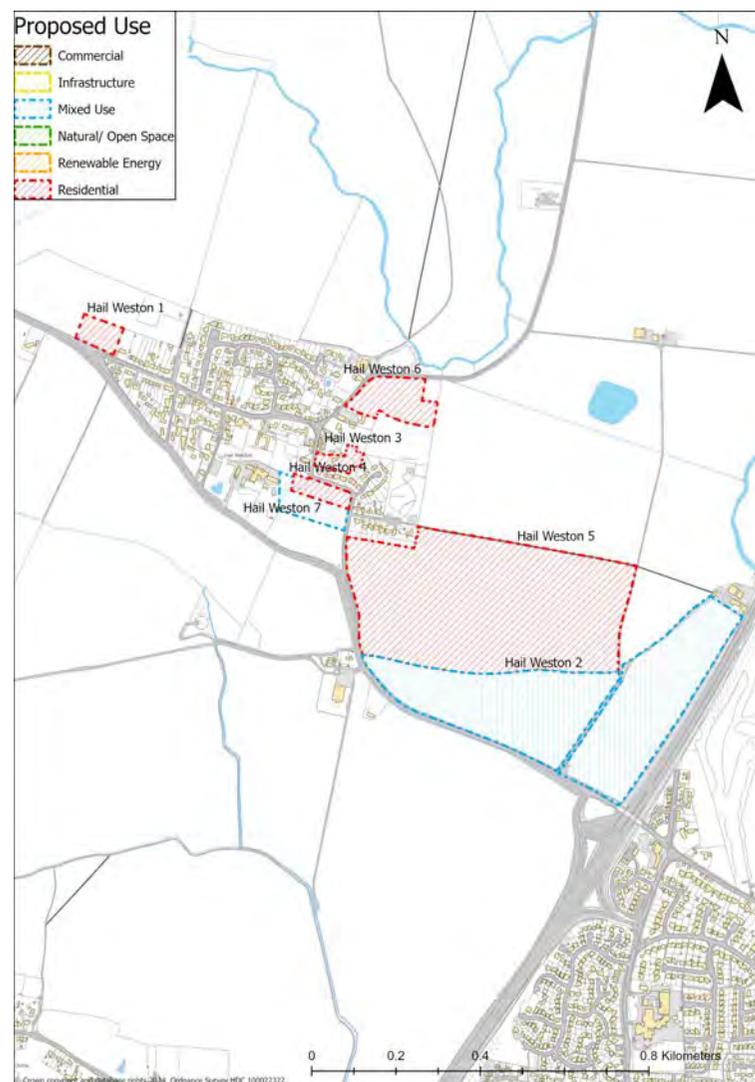
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Hail Weston

1.14 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hail Weston 1: Land West of 5 High Street, Hail Weston
- Hail Weston 2: Eaton Bank (northern section), north of Kimbolton Road, Hail Weston
- Hail Weston 3: The Walnuts, 113 High Street, Hail Weston
- Hail Weston 4: Land South of High Street, Hail Weston
- Hail Weston 5: Land South of 143 High Street, Hail Weston
- Hail Weston 6: Land opposite Brook End Farm, 17-19 Ford End, Hail Weston
- Hail Weston 7: Land South West of Pound Close, Hail Weston



Hail Weston 1: Land West of 5 High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1, there is no recorded surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the eastern edge of the village and would see a continuation of the linear form of development found along the High Street. The site promoter has submitted the site for 5 homes which would represent a very low density and would be lower than surrounding densities. Considering the linear pattern of development with plots typically being very long in the area adjoining the site, in depth development would not be in keeping with the character of the area, as such this would reduce the capacity of the site. The schematic block plan submitted by the site promoter is seeking to develop the site through linear development.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes or self and custom build housing.</p> <p>The site is 0.8 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 3.3kms from St Neots town centre.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	-	The nearest primary school is in St Neots which is in excess of 1.5km from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of St Nicholas' Church, the village hall, the Royal Oak Public House and to playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5kms of multiple sources of employment in St Neots.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the immediate vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of St Neots railway station. It is also within 800m of a bus stop although this does not run a frequent service (rated E- on the Place Based Carbon Calculator).
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	A pavement adjoins the site frontage.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk, nature conservation or heritage designations. It benefits from relating well to the existing built form of Hail Weston providing easy access to local facilities. The proposed scale of development does not present an efficient use of land but the design of any scheme will need to be sensitive to its edge of village location and transition between the village and the open countryside. It has reasonable access to active travel and greenspace opportunities. Employment opportunities are approximately 5kms away in the neighbouring town of St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

Updates after initial appraisal

Hail Weston 2: Eaton Bank (northern section), North of Kimbolton Road, Hail Weston

1.15 The Land Availability Assessment of this site considered that it was unsuitable at this time because it forms an integral part of a much larger site that was not included for allocation in the Bedford Borough Local Plan. Therefore, no sustainability appraisal has been undertaken as this is not considered to be a free-standing site.

Hail Weston 3: The Walnuts, 113 High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. There is an existing house and outbuildings; demolition could support the reuse of materials on the site which is partly previously developed.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	It is wholly located in flood zone 1 with no recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	The site is partially previously developed with some buildings still on site. It is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 300m of a 0.5ha greenspace
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated sites that it is unlikely there will be an impact. The site is outside the Ouse Valley green infrastructure priority area and therefore unable to contribute positively towards improvements in strategic habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site relates well to the existing village. The promoter's anticipated capacity was stated as up to 12 homes. Given the tree cover on and adjoining the site and the contribution they make to local amenity it is likely that the capacity would need to be lower than this to protect the character of the local area.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is 1km west of the A1 and may experience limited pollution from this.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is under 1ha and would contribute to government aspirations to diversify housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is 3.2kms from St Neots town centre. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	St Neots railway station is just within 4.9kms walking route although the local bus service is infrequent being rated as E- on the Place Based Carbon Calculator. The site has direct access to a pavement and is within 500m of two public rights of way.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of existing retail or social facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	The site comprises partially previously developed land which is well integrated with the surrounding properties and could support a high quality infill scheme provided it was designed sensitively to reflect the relationship with surrounding properties.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is directly over the road from the grade II* listed St Nicholas's Church and any development scheme should be sensitive to the setting of this building.

Summary of SA

The site benefits from comprising partially previously developed land with the greenfield element not being of exceptionally high value in the local context. It is not at any significant flood risk and is not anticipated to be so even at the 2080 modelling point, providing longer term resilience to climate change. It has reasonable access to active travel and greenspace opportunities. The immediate location has limited village based facilities but a wide range of social and employment opportunities are around 5kms away in St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys. The site is sensitive to heritage and tree constraints which would limit overall capacity and influence the design and quality of development.

Updates after initial appraisal

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1 Western Huntingdonshire

Hail Weston 4: Land South of High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site comprises greenfield land so does not support the circular economy.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. It is wholly located in flood zone 1 but there is some known risk of surface water flooding in the north west corner.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield with no built structures and is wholly categorised as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 300m of a 0.5ha greenspace

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated sites that it is unlikely there will be an impact. The site is outside the Ouse Valley green infrastructure priority area and therefore unable to contribute positively towards improvements in strategic habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site relates well to the existing village. The promoter's anticipated capacity was for 30 homes and 0.2ha of land for community use. Development would not extend further south than existing homes on Newtown.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is 1km west of the A1 and may experience limited pollution from this.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site could contribute to the general housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is 3.2kms from St Neots town centre. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	St Neots railway station is just within 4.9kms walking route although the local bus service is infrequent being rated as E- on the Place Based Carbon Calculator. The site has direct access to a pavement and is within 200m of two public rights of way.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential use.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of existing retail or social facilities although 0.2ha are proposed for unspecified community uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is surrounded by existing properties on three sides and has potential to be effectively integrated into the surrounding community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site immediately adjoins the churchyard for St Nicholas Church which is grade II* listed.

Summary of SA

The site benefits from relating well to the existing built form of Hail Weston providing easy access to local facilities. The proposed scale of development would make efficient use of the land whilst allowing sufficient scope to avoid development on the area of surface water flood risk. It is very sensitively located in relation to the listed St Nicholas Church; any development would need to respond positively to this with avoidance of the area of land at surface water risk potentially benefitting this. It is not at any other significant flood risk and is not anticipated to be so even at the 2080 modelling point providing longer term resilience to climate change. It has reasonable

access to active travel and greenspace opportunities. Employment opportunities are around 5kms away in St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

Updates after initial appraisal

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Hail Weston 5: Land South of 143 High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on so there are no opportunities to reuse materials or buildings.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The land is wholly in flood zone 1 but has multiple small areas at risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site has sufficient capacity to incorporate publicly accessible natural green space within any development scheme.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is 1km from the St Neots Common SSSI but separated from this and the Ouse Valley Green Infrastructure Priority Area by the A1.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site only adjoins the existing village along a very small stretch of its north western corner where it abutts 8 properties on Newtown with all remaining boundaries being with open countryside. The proposed scale of development would approximately double the number of homes in Hail Weston. The scale and location of the proposed development would harm the form and character of the village.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	At its nearest point the site is only 210m from the A1 and so is likely to suffer light and noise pollution from traffic at least on the eastern side.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The scale of the site would facilitate provision of new homes of a range of sizes, types and tenures.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	St Neots town centre is approximately 2.5kms from the mid-point of the site frontage onto Kimbolton Road. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	Although St Neots railway station is within 5kms the local bus service is infrequent at E- on the Place Based Carbon Calculator. The site has direct access to a pavement and a public right of way parallels the northern boundary.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include any new retail or social facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is largely detached from Hail Weston only adjoining 8 properties in a small corner. It would not be feasible to provide effective placemaking to integrate development on the site into the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage asses on site or nearby.

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Summary of SA

The site is wholly within flod zone 1 but contains minor areas of surface water flood risk. It is of sufficient size to include a range of homes and public greenspace within the site. It is in reasonable proximity to the facilities of St Neots and connected by a footpath allowing access by active travel although public transport options are limited. St Neots railway station is within 5kms. The site has direct access to a pavement and a public right of way. The land is wholly greenfield and of grade 2 best and most versatile agricultural value so development would not support reuse of previously developed land or promote the circular economy. The site has very limited physical connectivity to Hail Weston village with the adjoining boundary only comprising 8 properties in the north western corner of the site with all other boundaries being with open countryside. The scale and location of the proposed development would harm the form and character of Hail Weston.

Updates after initial appraisal

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Hail Weston 6: Land opposite Brook End Farm, 17-19 Ford End, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is located within flood zone 1, there is some recorded surface water flood risk identified on the eastern edge and in the centre of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200m of a 0.5ha area of public greenspace. The promoter is seeking to include some 0.42ha of open/natural greenspace.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is 1km south from the Little Paxton Wood SSSI. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is well related to the existing built form of the village being located adjoining its easternmost edge. The site promoter has indicated that 0.58ha of land would be used for open space purposes and biodiversity net gain meaning that not all of the site will be developed and provides opportunities to integrate the proposal with the existing community and with the existing allotment grounds to the east. Development should be focused on the western part of the site as this relates better to the existing built form of the village. The promoter is seeking a density that is on the higher end but still broadly consistent with the densities found across the village noting that densities are very varied.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p> <p>Electricity powerlines run along the western edge of the site,</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes and self and custom build housing.</p> <p>The overall site is over 1ha at 1.68ha in size but the site promoter only seeks to use 1.1ha of the site for residential uses.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is within 3.3kms from St Neots town centre.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	-	<p>The nearest primary school is in St Neots which is in excess of 1.5km from the site.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	<p>The site is within 800m of St Nicholas' Church, the village hall, the Royal Oak public house and playing fields.</p>
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5kms of multiple sources of employment in St Neots.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	<p>Superfast broadband is available in the immediate vicinity.</p>
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km of St Neots railway station. It is also within 800m of a bus stop although this does not run a frequent service (rated E- on the Place Based Carbon Calculator).</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no pavement along the northern boundary of the site or adjacent to it. Along the site's western boundary along Fox Road there is a narrow pavement.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community but this would need to incorporate landscaping and careful design to mitigate impact on nearby heritage assets and retain the rural character of this part of the village.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is not located within a conservation area but there are two listed buildings opposite the site.

Summary of SA

The site is not constrained by fluvial flood risk, nature conservation or heritage designations. There is some surface water flood risk. The site benefits from relating well, particularly its western half, to the existing built form of Hail Weston providing easy access to local facilities. The proposed scale of development presents an efficient use of land incorporating some open and nature greenspace. The design of any scheme will need to be sensitive to its edge of village location and transition between the village and the open countryside. It has reasonable access to active travel and greenspace opportunities. Employment opportunities are approximately 5kms away in the neighbouring town of St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

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Updates after initial appraisal

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Hail Weston 7: Land South West of Pound Close, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site comprises greenfield land so does not support the circular economy.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. It is wholly located in flood zone 1 but there is a known risk of surface water flooding in the north west corner.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly categorised as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 300m of a 0.5ha greenspace

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated sites that it is unlikely there will be an impact. The site is outside the Ouse Valley green infrastructure priority area and therefore unable to contribute positively towards improvements in strategic habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site relates well to the existing village and is a smaller version of site Hail Weston 4. The promoter's anticipated capacity is for 10 homes. This scale of development could be built facing onto the frontage with High Street.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is 1km west of the A1 and may experience limited pollution from this.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is under 1ha and would contribute to government aspirations to diversify housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is 3.2kms from St Neots town centre. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	St Neots railway station is just within 5kms although the local bus service is infrequent (rated E- on the Place Based Carbon Calculator). The site has direct access to a pavement and is within 200m of two public rights of way.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential use.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of existing retail or social facilities
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is surrounded by existing properties on three sides and has potential to be effectively integrated into the surrounding community but would need to be sensitive to the adjoining churchyard. A sustainable design solution would need to address the surface water flooding risk.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site immediately adjoins the churchyard for St Nicholas Church which is grade II* listed.

Summary of SA

The site benefits from relating well to the existing built form of Hail Weston providing easy access to local facilities. The site is a reduced version of that assessed as Hail Weston 4. The proposed scale of development would make efficient use of the reduced land area whilst allowing sufficient scope to avoid development on the area of surface water flood risk. The reduced site would also have a lower impact on the surrounding area. It is very sensitively located in relation to the listed St Nicholas Church; any development would need to respond positively to this with avoidance of the area of land at surface water risk potentially benefitting this. It is not at any

other significant flood risk and is not anticipated to be so even at the 2080 modelling point providing longer term resilience to climate change. it has reasonable access to active travel and greenspace opportunities. Employment opportunities are around 5kms away in St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

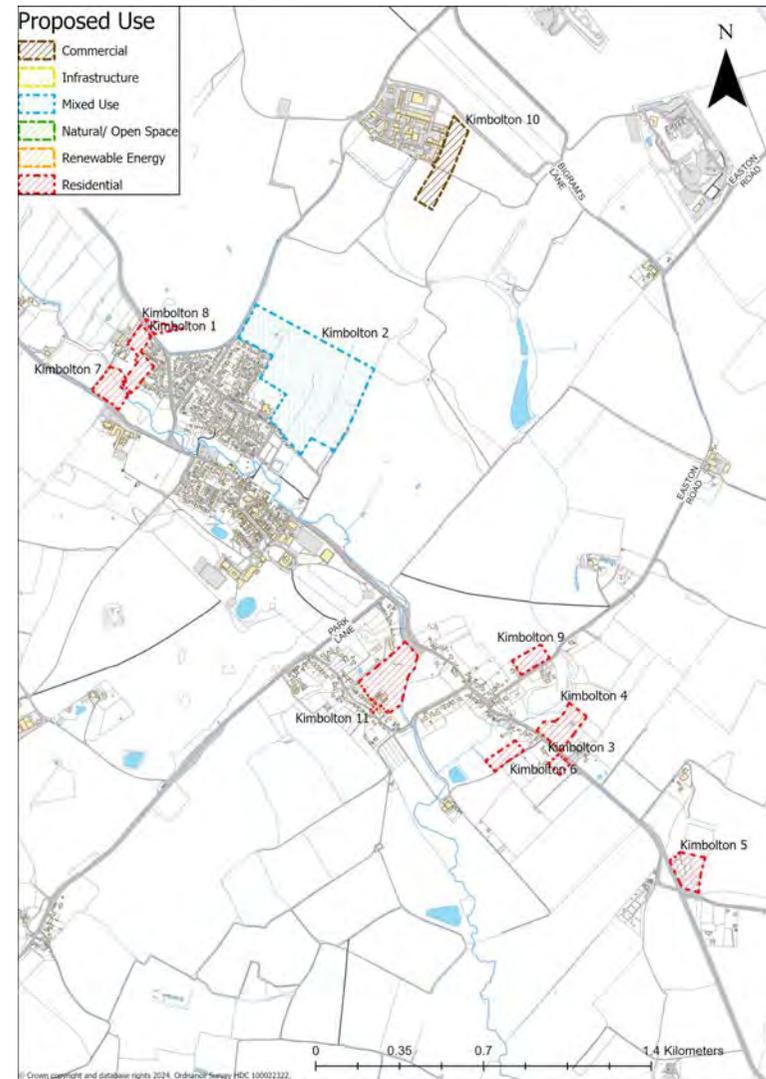
Updates after initial appraisal

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Kimbolton

1.16 A total of 11 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Kimbolton 1: Brittens Farm, Station Road, Kimbolton
- Kimbolton 2: Land East of Stow Road, Kimbolton
- Kimbolton 3: Land South East of 73 Main Road, Stonely
- Kimbolton 4: Land North of Main Road, opposite Gimbers End, Stonely
- Kimbolton 5: Claylands Farm, Main Road, Stonely
- Kimbolton 6: Land North of Gimbers End, Stonely
- Kimbolton 7: Land North of Tilbrook Road, Kimbolton
- Kimbolton 8: Land North of Station Road/ Stow Road, Kimbolton
- Kimbolton 9: Land North of Easton Road, Stonely
- Kimbolton 10: Land South East of Bicton Industrial Estate, Kimbolton
- Kimbolton 11: Land at Hatchet Lane, Stonely



Kimbolton 1: Brittens Farm, Station Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 15% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The majority of the site is within flood zone 1, however, approximately a third of the southernmost part of the second land parcel is constrained by both fluvial and surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The majority of the land is classified as grade 3 agricultural land, however approximately half of the southern parcel is classified as grade 2.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The whole site is within 1km of a 10 ha area of natural green space with the southern parcel being within 200 m of a 0.5 ha area of greenspace.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the north western edge of Kimbolton located within the main built form. The site is sensitively located with the River Kym forming a strong natural boundary to the site's south westernmost boundary. It is fairly well enclosed by hedging and trees along its boundaries. The site adjoins residential properties at Montague Gardens and Kym View Close to the east and south and to the north/north west Brittons Farm and Wornditch Farm. There are heritage and landscaping considerations as well as flooding ones to consider.</p> <p>The site promoter is seeking 26 homes on the two parcels (17 on the northern parcel and 9 on the southern parcel). Considering the need for sustainable drainage and landscaping this makes an efficient use of land. The submitted layout plan however does not include public open space and the rear gardens of several properties run up to the river. This should be amended so that instead of very long rear gardens this land will be used as open space for landscaping and sustainable drainage to mitigate landscape, flooding and to conserve the historic ridge and furrow.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is remote from any major sources of pollution and is unlikely to generate significant levels.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is promoted for market and affordable housing. The site is in excess of 1ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of Budgens on Thrapston Road and a little beyond 800m from specialist shops on High Street and London Road. The site is about 800m from Kimbolton Primary Academy. The site has reasonable access to public meeting halls on Thrapston Road, St Andrews Church and playing fields on Pound Lane.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is about 1.5kms from the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. It benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is around 20kms from St Neots railway station. It is within 800m of a bus stop rated E+ on the Place Based Carbon Calculator. The site fronts onto the B660 where a footpath connection could be made through to the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site's context means that any future development will need to be very sensitive to its location and context particularly in relation to heritage assets as well as flood risk in the southern portion of the site. It is surrounded by built development so, subject to careful design and masterplanning, could be integrated into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	To the north/ north west are Britdens Farm and Wornditch Farm. Both of these are listed buildings. The Heritage Statement submitted as part of the Call for Sites submission also identifies that well defined ridge and furrow forms a non-designated heritage asset in the southern part of the site sloping down towards the River Kym.

Summary of SA

The site is constrained by flood risk on its southernmost end from the River Kym and is also constrained by various heritage assets which will require mitigation if development is brought forward. It is not constrained by nature conservation designations. The site is predominantly grade 3 agricultural land, however approximately half of the southern parcel is classified as grade 2. It has good access to natural greenspace. Although located on the north westernmost extent of the village, the site has good access to a primary school and is in reasonable proximity to a range of local scale retail, leisure and cultural facilities. It is also close to a range of employment locations.

Updates after initial appraisal

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Kimbolton 2: Land East of Stow Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield with no existing buildings so it will not reuse buildings or materials.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly in flood zone 1 but has several channels of surface water with associated flood risk running broadly north-south through the site. The site promoter suggests integrating these channels into their landscaping scheme to reinforce the established character of the hedgerows they support.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land. The majority is classified as grade 2 best and most versatile agricultural land with a small portion in the south eastern corner being grade 3.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site has access to multiple areas of natural green space and the site promoter suggests that about half the site would be used for open space and landscaping
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from any designated nature conservation sites that development is unlikely to have an impact. It is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements to strategic habitat connectivity although it could benefit local connectivity through the cemetery and to the River Kym.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The southern boundary of the site wraps around the boundary of modern residential development on Stow Road and Hunters Way and adjoins the playing field of Kimbolton Primary Academy. In the east it adjoins three properties fronting onto Newtown and the remainder of this track and the allotment gardens. As such the site is well related to the existing Newtown area of Kimbolton; the form and character of this area is that of late 20th century housing estates. The site comprises land rising significantly to the north. The northern boundary of the site cuts across an open field with no screening between the site and the bridleway and public right of way further north. The western boundary to Stow Road includes some trees and hedgerows and there are several sections of hedgerow within the site. The north eastern corner adjoins Warren Spinney which provides screening from the wider countryside.</p> <p>The site promoter suggests a mix of uses on the site including 100-200 homes, an extension to the primary school site and approximately half of the total site area for green infrastructure and play space. The open land is promoted for the higher northern part of the site to reduce impact on its setting adjoining the countryside.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The number of homes is flexible but has the potential to make efficient use of land given the flexibility over uses proposed for the rest of the site.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is remote from any major sources of pollution and is unlikely to generate significant levels.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is likely to support over 100 homes which could provide a range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The southern part of the site is within 800m of Budgens on Thrapston Road and specialist shops on High Street and London Road. The site adjoins Kimbolton Primary Academy for which the site promoter suggests providing additional land. The site has reasonable access to public meeting halls on Thrapston Road, St Andrews Church and playing fields on Pound Lane.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Ultrafast broadband is available adjoining the western end of the site and superfast broadband adjoining the eastern end.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is around 20kms from St Neots railway station and has limited access to bus services. The site fronts onto Stow Road in the west and Newtown in the south east facilitating vehicular and pedestrian connectivity. It is crossed by four public rights of way providing routes both into the village and out to surrounding countryside.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposed development does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	+	The proposal includes land to expand Kimbolton Primary Academy.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The location of the site would allow for masterplanning of a sustainable design focusing built development on the lower land in the southern part of the site. This should encourage efficient use of the built area of land. Integration into the surrounding area could be facilitated through multiple existing public rights of way and extension of the primary school into the site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	Warren House is grade II* listed and situated about 240m from the closest point of the eastern boundary of the site and is in direct line of sight leading to potential impact on its setting which careful design and landscaping would be needed to mitigate. The site rises significantly to the north and development, particularly in the northern part of the site, has potential to impact on views to and from the conservation area and numerous listed buildings primarily clustered around High Street and East Street with the spire of the grade I listed St Andrew's Church visible from the site above roofs of existing properties.

Summary of SA

The site primarily comprises grade 2 best and most versatile agricultural land and has not been previously developed. It has relatively poor access to public transport although bus services are available from High Street. It poses potential for detrimental impact on heritage assets, primarily from longer distance views although the setting of Warren House would need particular mitigation. The site is wholly in flood zone 1 and is outside all climate change flood risk areas at 2080. Surface water is an issue with established channels running through the site. Although on the outskirts of the village, the site directly adjoins the primary school and is in reasonable proximity to a range of local scale retail, leisure and cultural facilities. It is also close to a range of employment locations. The site directly adjoins Stow Road and is well connected to public rights of way offering active travel routes to both practical and leisure destinations. The scale of the site provides opportunities for a range of sizes, types and tenures of homes facilitating social sustainability. The rising topography to the north constrains the site in terms of its ability to be integrated into the surrounding countryside; the site promoter's proposal to retain the northern half for green infrastructure uses would facilitate this. The concentration of new homes in the southern part of the site would reinforce the modern housing and educational character of the adjoining area. The extensive green infrastructure proposed would promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability.

Updates after initial appraisal

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Kimbolton 3: Land South East of 73 Main Road, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is wholly located within flood zone 1 but about half of the site is constrained by surface water flood risk, some of which is at medium risk.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the very edge of the built form of Stonely so would hve a limited relationship to the existing settlement, however, it would continue ribbon development into the countryside away form the settlement. It would impact the rural approach into Stonely. Landscaping would be required to mitigate landscape impact and provide a soft development edge.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The location of surface water flood risk constrains the location of development meaning to avoid this at risk area development would need to be placed towards the back of the site resulting in a large set back which would not reflect the character of the area.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p> <p>There are no gas or oil pipelines running through the site, however the site is within a gas pipeline buffer zone. Electricity powerlines run along the site's frontage along Main Road.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for market and/or affordable homes or custom and self build homes. The site is less than 1ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is St Neots which is around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the immediate vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is located around 13kms from St Neots railway station. The site is within 800 m of a bus service rated E on the Place Based Carbon Calculator.</p> <p>There is no footpath along Main Road along the site's frontage or near to it to connect. It is within 500m of a public right of way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it would be challenging to integrate development with the existing place and community and it would impact the rural approach into Stonely. The site would require sustainable drainage so development will only likely occur on a small portion of the site. There will need to be good levels of landscaping to mitigate its impact on the wider landscape reflecting its position on the edge of settlement.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk, heritage or nature conservation designations. About half of the site does have recorded surface water flood risk. It consists of grade 3 agricultural land. The site is remote from natural greenspace and education, leisure and cultural facilities, these being located in Kimbolton. It is within 5km of employment opportunities within the Bicton and Harvard Industrial Estates and at Kimbolton School. The site is located on the edge of Stonely and landscaping and masterplanning would be required to ensure it reflects local character and forms an appropriate transition to the open countryside.

Updates after initial appraisal

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Kimbolton 4: Land North of Main Road, opposite Gimbers End, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 but the southern corner of the site is constrained by some surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land comprising grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>Only the south western corner of the site falls within 1ha of a 10km natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the southern edge of Stonely. It consists of rough grazing land and adds to the open character of the settlement. In depth development is likely to harm the open character of the settlement but development along the road frontage may be in keeping but this would need to be sensitively designed to reflect local character. Reflecting this the proposed capacity submitted by the site promoter is not in keeping with the surrounding densities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p> <p>There are no gas or oil pipelines running through the site, however the site is within a gas pipeline buffer zone. Electricity powerlines run along the site's frontage along Main Road.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes. The site is more than 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is St Neots which around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	<p>There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	<p>The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.</p>
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the immediate vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is located around 13kms from St Neots railway station. The site is within 800m of a bus service rated E on the Place Based Carbon Calculator.</p> <p>There is no footpath along Main Road along the site's frontage or near to it to connect to. It is within 500m of a public right of way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	Development along the site's frontage could be effectively masterplanned to integrate with the existing place and community but in depth development is unlikely to be sensitive to the character of the area and the conservation area.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The north western part of the site is located within a conservation area, this coincides with the established dense trees and vegetation present on this part of the site. This also serves to add to the rural setting of this part of the settlement and screens the listed Stonely Grange from view.

Summary of SA

The site is not constrained by fluvial flood risk or nature conservation designations. Some of the site does have recorded surface water flood risk. It consists of grade 3 agricultural land. It is partially located within a conservation area with quite dense vegetation and trees along its north and western edges. The site is fairly remote from natural greenspace and education, leisure and cultural facilities, these being located in Kimbolton. It is within 5km of employment opportunities within the Bicton and Harvard Industrial Estates and at Kimbolton School. In depth development on this site would likely undermine the character of the area, frontage development could be considered but only if it can be effectively masterplanned to be sensitive to the local environment.

Updates after initial appraisal

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Kimbolton 5: Claylands Farm, Main Road, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly previously developed land (fully naturally vegetated) with no existing structures on site meaning that this will not reuse, materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is near to the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is wholly located within flood zone 1.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	Although the site is wholly previously developed land, it has now fully naturally vegetated and would be assessed as greenfield land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is classified as grade 3 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site falls within 1ha of a 10km natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is bounded by agricultural land covered with trees and hedges to the north, south, east and west. However, it is in close proximity to Clayland Farms and two other residential buildings. It comprises mature trees and hedges which may be impacted by the proposed development. The site is not well related to the existing built development and is about 700m from Stonely. The amount of proposed development would not contribute to protecting the form and character of the surrounding townscape and landscape. The density of the proposal would not make an efficient use of land.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is promoted for market and/or affordable homes.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is St Neots which is around 10kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.</p> <p>There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.</p> <p>The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Standard broadband is available in the immediate vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is located around 12kms from St Neots railway station. The site is beyond 800m of any bus service.</p> <p>The site is within 1km from a public right of way and/ or segregated cycleway.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk or nature conservation designations. The site is wholly previously developed land but has now fully naturally vegetated. It is bounded by agricultural land covered with trees and hedges and is about 700m from Stonely. It comprises mature trees and hedges which would be impacted by the proposed development. The site is fairly remote from natural greenspace as well as educational, recreational, and cultural institutions, which are located in Kimbolton. It is only 5kms from Bicton and Harvard Industrial Estates. The density of the proposal would not make an efficient use of land and the site is not well related to the existing built development. The site is located such that it could not be effectively integrated with the existing community. Development would be detrimental to the existing trees and an Arboricultural Impact Assessment would be required to assess and mitigate the impact of the proposed development on the existing trees.

Updates after initial appraisal

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Kimbolton 6: Land North of Gimbers End, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse, materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site falls within 10ha of a 1km natural greenspace.</p> <p>It has capacity for linkages to the strategic blue infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. It is bounded by residential development to the north and agricultural land to the east, west and south. In depth development is likely to undermine the settlement's open character, although development along the road frontage may be appropriate if it is well designed to reflect local character. The site is well related to the existing built development but it is exposed on the west, east and south. As such, landscaping would be required to mitigate the impact of development on the adjoining agricultural land and the open countryside. The density of the proposal is similar to surrounding properties and the amount would contribute to protecting the form and character of the surrounding townscape and landscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is St Neots which around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the immediate vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located around 13kms from St Neots railway station. The site is within 800m of a bus service rated F+ or higher on the Place Based Carbon Calculator The site is within 500 m of a public right of way and/ or segregated cycleway.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk or nature conservation designations. It is bounded by residential development to the north and agricultural land to the east, west and south. The site is fairly remote from natural greenspace as well as educational, recreational, and cultural institutions, which are located in Kimbolton. It is only 5 kms from Bicton and Harvard Industrial Estates. The density of the proposal is similar to surrounding properties and the amount would contribute to protecting the form and character of the surrounding townscape and landscape. The site is well related to the existing built development. The site is located such that it could be effectively integrated with the existing community. However, landscaping would be required to mitigate the impact of development on the adjoining agricultural land and the open countryside.

Updates after initial appraisal

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Kimbolton 7: Land North of Tilbrook Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse, materials or buildings</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 36% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>About 62% of the site is within flood zone 1, with 14% being within flood zone 3 and the rest being in flood zone 2.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site falls within 0.5ha of a 200m natural greenspace.</p> <p>It has capacity for linkages to the strategic blue and green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located to the west of the existing built form. 14% of the northern part of the site which adjoins River Kym is within flood zones 3a and 3b. It is classified as grade 2 agricultural land. The site comprises open agricultural land and is bounded to the north by Brittens Farm, to the south by Tilbrook Road and Kimbolton Preparatory School, to the west by Wornditch Farm and to the east by open countryside. Although the site does not adjoin the existing built development, it is in fair proximity to it. The River Kym separates the site from the completed local plan allocation (KB1) at Kym View Close and a potential development site which lies north east of the site. Taking these into consideration, the site is well related to the existing built form. The northern part of the site is within flood zones 3a and 3b and cannot be developed. As such, linear development is suited for the site which does not reflect the character of the existing built development. The proposed amount of development would therefore not contribute to protecting the form and character of the surrounding townscape and landscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is promoted for market and/or affordable homes.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The closest town centre is St Neots which around 13kms from the site. The site is within 800m of the local convenience shop in Kimbolton.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is around 800m from Kimbolton Primary Academy.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of Mandeville Hall, St Andrews Church and the Kimbolton Cricket Club within Kimbolton
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Ultrafast broadband is available in the immediate vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located around 15kms from St Neots railway station. The site is within 800m of a bus service rated E+ or higher on the Place Based Carbon Calculator The site is within 500m of a public right of way and/ or segregated cycleway.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is within 800 m from a church, playing field and a public hall and around 800m from Kimbolton Primary Academy. It is classified as grade 2 agricultural land, is wholly greenfield and in agricultural use. It has no nature designations, heritage and conservation assets on it or immediately adjoining it which would impact development. The site is constrained by fluvial flood risk. Flood risk assessment and necessary mitigation measures would be required to address fluvial flooding. Although the site has reasonable accessibility to village facilities the amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape.

Updates after initial appraisal

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Kimbolton 8: Land North of Station Road/ Stow Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse, materials or buildings</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site falls within 10ha of a 1km natural greenspace.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located to the north west of Kimbolton and comprises agricultural land with no trees or hedging on it or along its boundaries. The site is wholly in flood zone 1. It is classified as grade 3 agricultural land. The site is bounded by agricultural land on all sides. The site is poorly related to the existing built form at the moment but adjoins housing allocation KB 2 (North of Station Road/Stow Road, Kimbolton) in the Huntingdonshire's Local Plan 2036. KB 2 is allocated for an anticipated 65 dwellings and development of this site would constitute a western extension of KB 2. The site promoter is seeking 11 homes which is slightly higher than the density of surrounding properties. Currently development would be detrimental to the form and character of the existing townscape and landscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The closest town centre is St Neots which around 13kms from the site. The site is within 800 m of the local convenience shop in Kimbolton.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	-	The site is around 850m from Kimbolton Primary Academy.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of Mandeville Hall and the Kimbolton Cricket Club within Kimbolton
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the immediate vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located around 15kms from St Neots railway station. The site is within 800m of a bus service rated E+ or higher on the Place Based Carbon Calculator The site is within 500 m of a public right of way and/ or segregated cycleway.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located away from any existing development and currently relates to the open countryside within which development would not be sensitive to the local character. Only if the allocated development to the south east of the site is completed might this be feasible as a sensitively designed extension.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk or nature conservation designations. It is bounded by agricultural land to the north and agricultural land to the east, west and south. The site adjoins site allocation KB 2 (North of Station Road/Stow Road, Kimbolton) in the Huntingdonshire's Local Plan 2036 to the south. It is within 800 m from a playing field and a public hall. It is within 5 kms from Bicton and Harvard Industrial Estates. The site is poorly related to the existing built development. The site is located such that it could not be effectively integrated with the existing community until after the adjoining housing is completed.

Updates after initial appraisal

Kimbolton 9: Land North of Easton Road, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site falls within 0.5ha of a 200m natural greenspace.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is wholly in flood zone 1. It is classified as grade 3 agricultural land. The site comprises open agricultural land. It is bounded by residential development to the west and south, and agricultural land to the east and north. It is exposed to the open countryside on the northern boundary. The site is well related to the existing built form. The promoter seeks residential uses of 5 homes/plots so the density of the proposal is similar to surrounding properties and reflects the local character. As such, development would not be detrimental to the existing townscape. However, substantial landscaping would be required to minimise the impact of development on the existing landscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is St Neots which is around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the immediate vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is located around 13kms from St Neots railway station. The site is within 800m of a bus service rated F+ or higher on the Place Based Carbon Calculator</p> <p>The site is within 500m of a public right of way and/ or segregated cycleway.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are designated heritage assets that could be adversely impacted by the development. The site is in close proximity to heritage assets within the conservation area and a listed building (Stonely Grange)

1 Western Huntingdonshire

Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk. It is bounded by residential development to the west and south, and agricultural land to the north and east and is exposed to the open countryside on the northern boundary. The site is fairly remote from natural greenspace as well as educational, recreational, and cultural institutions, which are located in Kimbolton. It is only 5 kms from Bicton and Harvard Industrial Estates. The density of the proposal is similar to surrounding properties and would make an efficient use of land. The site is reasonably well related to the existing built development such that it could be effectively integrated with the existing community. Proximity of the site to heritage assets within the conservation area and a listed building (Stonely Grange) to the south means that any future development will need to be sensitive to its impact on the setting of the conservation area and of the adjoining listed building.

Updates after initial appraisal

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Kimbolton 10: Land South East of Bicton Industrial Estate, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures meaning that it will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is near to the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is mostly located within flood zone 1 with no recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is within 200m of two county wildlife sites being the Meadow on Kimbolton Airfield and the Grassland strip on Kimbolton airfield (South) but is remote from all other nature conservation sites.</p> <p>Although the site is located outside any of Natural Cambridgeshire's Priority Landscapes, there may be opportunities for connections to be made and enhance habitat and ecological networks between these sites locally.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site would form an extension to an already established industrial estate. The Bicton and Harvard Industrial Estates are detached from the main built form of Kimbolton and is located between it and Stow Longa. The proposed amount of employment development would make an efficient use of land. Landscaping will be required particularly on its northern and eastern edge to ensure successful integration within the landscape.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is remote from any major sources of pollution and is unlikely to generate significant levels.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is St Neots which is around 15kms from the site. The nearest settlements are Kimbolton and Stow Longa, the latter does not have a local convenience shop. Kimbolton does but this is in excess of 800m from the site.</p> <p>As employment uses are being proposed, access to primary education is not relevant.</p> <p>The site beyond 800m of any leisure or cultural facilities within Kimbolton or Stow Longa.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site would provide over 2ha of employment development and expand the existing Bicton and Harvard Industrial Estates as local employment centres.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is located around 17kms from St Neots railway station. The site is not within 800m of a bus service.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is limited footpath provision along Stow Road with only some footpath provision to the industrial estate from Stow Longa and none when heading from Kimbolton. It is within 500m of a public right of way.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	The site would provide over 2ha of employment development, it is not yet known at this stage what uses this will include or the job density but it will likely be consistent with existing uses found within the industrial estate.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing Bicton and Harvard Industrial Estates and with appropriate landscaping along its northern and eastern edges, the development could be sensitively integrated into into its wider landscape setting.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk or heritage designations. The site is within 200m of two country wildlife sites offering some opportunities for ecological and habitat connectivity. The land is classified as grade 2 agricultural greenfield land. The site is located on the edge of an existing industrial estate offering an opportunity to expand the employment offer and provide additional jobs. The site is however remote from public transport and there is limited access on foot. This is likely to further encourage travel via car to the site which would be less sustainable.

Updates after initial appraisal

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1 Western Huntingdonshire

Kimbolton 11: Land at Hatchet Lane, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some existing agricultural structures meaning that there is some potential to reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 22% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is mostly located within flood zone 1, part of the eastern part of the site is located within flood zones 2, 3a and 3b. A proportion of its eastern edge is at risk of fluvial and surface water flooding arising from its proximity to the River Kym.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	The site is greenfield grade 3 agricultural land with some existing agricultural structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5 ha area of natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	Development on this site would not protect the form and character of the area. While the site promoter's proposed capacity of the site may make an efficient use of land and it is located within the built form of Stonely, development on the site would disrupt the open character of the area.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is promoted for market and/or affordable homes and custom and self build homes. The site is more than 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is St Neots which is around 14kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.

1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the immediate vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located around 16kms from St Neots railway station. The site is within 800m of a bus service rated E on the Place Based Carbon Calculator. There are public rights of way running through the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? 	-	The site is located such that it could not be effectively integrated with the existing community.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 		
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	-	The eastern edge of the site adjoins a conservation area, this follows the boundary of the River Kym.

Summary of SA

The site is constrained by some flood risk due to its proximity to the River Kym. The eastern edge of the site lies within a conservation area. There are no nature conservation designations impacting the site. It consists of grade 3 agricultural land with some agricultural structures on site. The site is remote from education, leisure and cultural facilities, these being located in Kimbolton. It is within 5km of employment opportunities within the Bicton and Harvard Industrial Estates and at Kimbolton School. The site is located within Stonely but development of the site would harm the character and form of the village.

Updates after initial appraisal

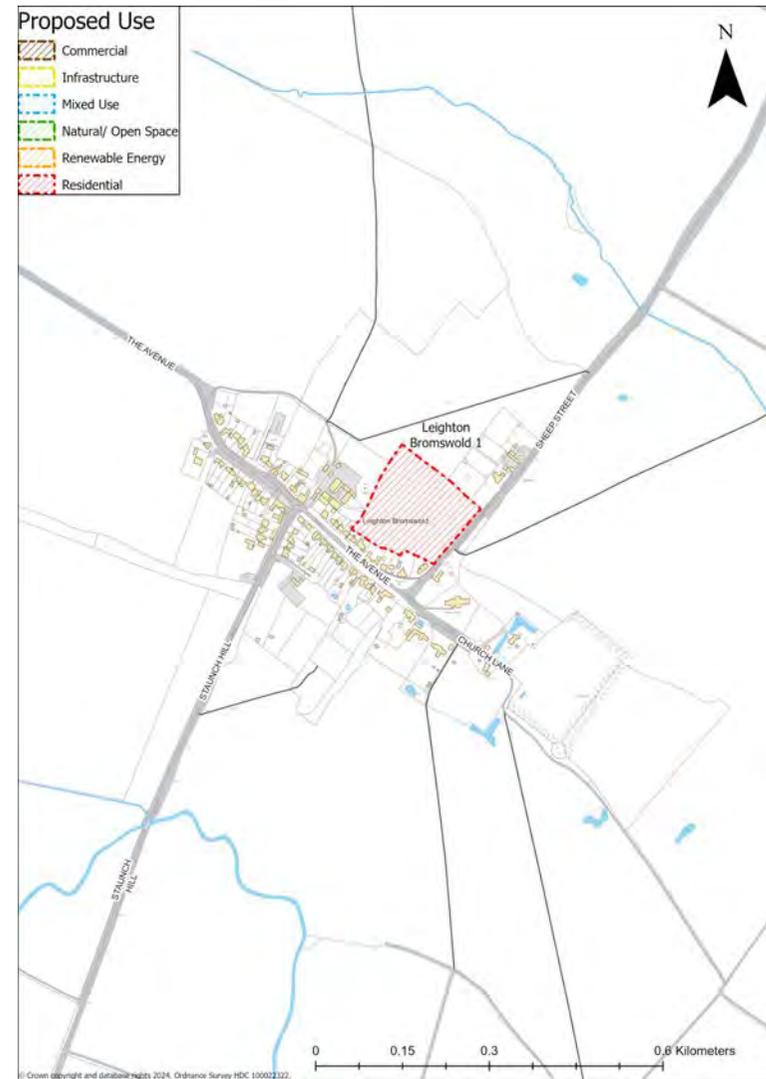
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1 Western Huntingdonshire

Leighton Bromswold

1.17 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Leighton Bromswold 1: Land West of Sheep Street, Leighton Bromswold



Leighton Bromswold 1: Land West of Sheep Street, Leighton Bromswold

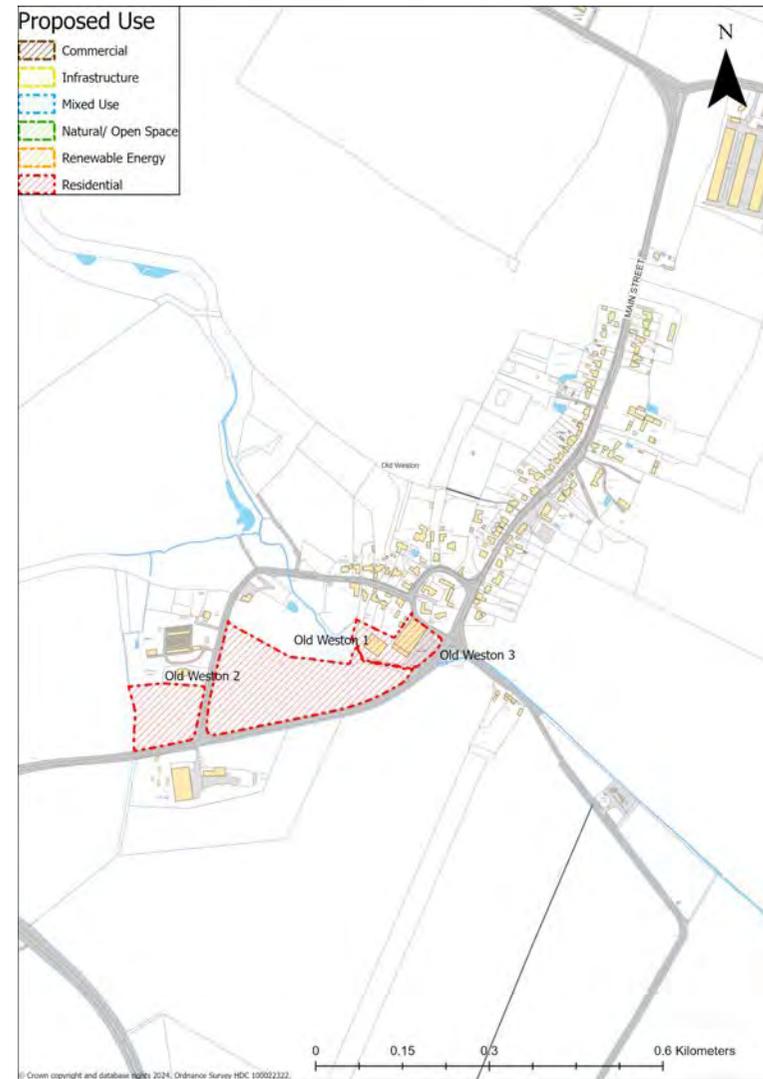
- 1.18** As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity
- 1.19** Therefore, a sustainability appraisal for the site has not been undertaken.

1 Western Huntingdonshire

Old Weston

1.20 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Old Weston 1: Land South of Manor Farm, Old Weston
- Old Weston 2: Land South of St Swithin's Church, Old Weston
- Old Weston 3: Manor Farm, Old Weston



Old Weston 1: Land South of Manor Farm, Old Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements although a substantial proportion is suggested for biodiversity net gain.</p> <p>The site is not impacted by an air quality management area.</p> <p>It is greenfield with no existing structures on site capable of reuse.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 1% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Old Weston water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The land is almost entirely situated in flood zone 1 with no recorded risk of surface water flooding although a corridor of flood zone 3a runs along a small stream on the northern edge of the site. The site promoter suggests using land in the northern part of the site for flood mitigation to reduce the impacts of this on the adjoining land.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The site wholly comprises greenfield grade 2 agricultural land, with a large portion being proposed for biodiversity net gain for which there is no merit in requiring previously developed land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any publicly accessible natural greenspace and does not offer linkages to the existing strategic green or blue infrastructure network. However, the scale of the proposed development and amount of potential land for biodiversity net gain could contribute to provision of natural greenspace.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature conservation sites that partial use for residential development is unlikely to give rise to an impact. However, this remoteness would not support connectivity with any biodiversity elements and the site is outside any of Natural Cambridgeshire Priority Landscapes.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site promoter suggests approximately 20 new homes with the remainder of the site to be used for biodiversity net gain. This quantity of homes could be accommodated even at the very low density of 25 homes per hectare on around a fifth of the site. If the built development were focussed on the eastern portion of the site it could continue the predominantly linear form of development in Old Weston with a shallow development reflecting the pattern formed by Manor Farm. The southern and western portions could be used for biodiversity net gain which would then relate to the form and character established through the trees surrounding the Old Camp Site on Molesworth Road and around St Swithin's Church on Brington Road.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is distant from major sources of pollution and unlikely to give rise to pollution issues.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The likely residential development portion of the site would be less than 1 ha and contribute to the government's aspiration to promote sites suitable for small and medium scale builders.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from any retail facilities. The nearest primary school is in Brington some 2.7kms away by road. There are a church, a village hall and a public house providing local facilities all within 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is more than 1.5kms from a range of employment sources. There is standard broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is within 800m of a bus stop with a daily service on weekdays. There are no pavements connecting the site into the village but there are two public rights of way within 500m.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site will generate some employment/ promote farm diversification in managing the biodiversity net gain scheme.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not involve retail or social facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is large relative to Old Weston but only around a fifth of it is anticipated as being for residential development with the remainder for biodiversity net gain. A scheme may be able to be effectively masterplanned to integrate the residential portion into the south eastern part of the village with the remainder reinforcing the countryside setting and character of the southern end of the site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	The only designated heritage asset nearby is the grade II* listed St Swithin's Church which faces the western boundary of the site. Good design and layout should mitigate any impact on this.

Summary of SA

The land is within flood zone 1 with little risk of surface water flooding within the site. It offers potential for flood mitigation to be incorporated to reduce the risk from the stream running parallel to the northern boundary. Although the site is relatively large in scale for its context only a small portion is anticipated as being for residential development which could be integrated into the existing form of the village with the remainder for biodiversity net gain providing greenspace uses reinforcing the character of the wider setting. The land is entirely greenfield and is classified as best and most versatile agricultural land, the site is remote from retail, education and employment opportunities although there are local social facilities nearby. Public transport is extremely limited and there are currently no footpaths accessible from the site. The biodiversity net gain element proposed may generate or help retain a limited amount of employment.

Updates after initial appraisal

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Old Weston 2: Land South of St Swithin's Church, Old Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Old Weston water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding in the north western corner of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is predominantly greenfield grade 2 agricultural land with no existing structures on site with only a small proportion of the north-western corner being grade 3.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is detached from the main built form of the village although it adjoins the village's parish church which sits outside the village. Landscaping would be required to reduce impact on the listed church and on the wider landscape.</p> <p>The site promoter is seeking between 5 and 7 homes on site which is a very low density even in this rural location; as such this does not make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is being promoted for market and/or affordable homes. The site is more than 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from any retail facilities.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The nearest primary school is in Brington which is in excess of 800m of the site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of St Swithin's Church, the village hall and the Swan Inn Public House.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is more than 1.5kms from a range of employment sources.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	There is standard broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is within 800m of a bus service rated F on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	There are no pavements connecting the site into the village but there are two public rights of way within 500m.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is detached from the built form of the village despite its location adjoining the church which means that it cannot be effectively masterplanned to become part of the existing village and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The grade II* listed St Swithin's Church faces the western boundary of the site.

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Summary of SA

The land is wholly within flood zone 1 with some surface water flood risk within the site. The site is not constrained by nature conservation designations but is constrained by heritage as the grade II* listed St Swithin's Church is located immediately north of the site. The site is detached from the main built form of the village despite adjoining the parish church and could not be effectively masterplanned into the existing village. The land is entirely greenfield and is classified mostly as grade 2 with some grade 3 agricultural land. The site is remote from natural greenspace, retail, education and employment opportunities although there are local social facilities nearby. Public transport is extremely limited and there are currently no footpaths accessible from the site.

Updates after initial appraisal

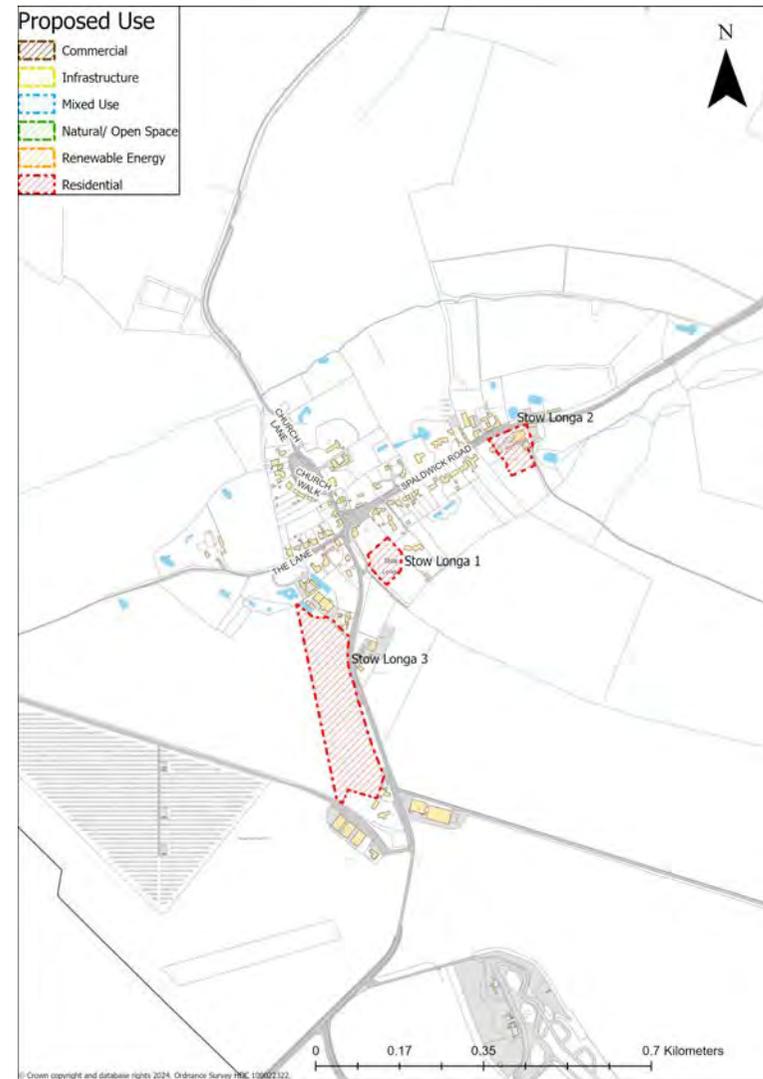
Old Weston 3: Manor Farm, Old Weston

- 1.21** As identified in the LAA, the vast majority of the site is within flood zone 3b and 3a with only a very small portion of the site being within flood zone 1 (below the site threshold for site assessment). The site promoter has put the site forward for residential uses which are classed as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.22** Therefore, a sustainability appraisal for the site has not been undertaken.

Stow Longa

1.23 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Stow Longa 1: Land East of Kimbolton Road, Stow Longa
- Stow Longa 2: Land to the South of Spaldwick Road, Stow Longa
- Stow Longa 3: Land North of Rookery Farm, Stow Longa



1 Western Huntingdonshire

Stow Longa 1: Land East of Kimbolton Road, Stow Longa

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site adjoins the existing built form of the village to the north and forms one of a series of grassland areas/ paddocks which run to the rear of properties along Spaldwick Road. Only that which is immediately east of the site is partially interrupted by built development. Development would not support retention of this element of local character.</p> <p>The site has been submitted for only four dwellings which proposes a very low density for the site which would not make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for market and/or affordable homes or custom and self build homes. The site is 0.42 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is Huntingdon which is around 17kms from the site. Stow Longa does not have a local convenience shop.

1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, the closest being in the nearby village of Spaldwick which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of St Botoph's Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5kms of the Bicton and Harvard Industrial Estates.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located around 16kms from Huntingdon railway station. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is within 500m of a public right of way.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community subject to careful consideration of design and impact on heritage assets.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	It adjoins a conservation area and also the Old Vicarage, a non-designated heritage asset.

Summary of SA

The site is not constrained by flood risk or nature conservation designations. The site is located on the edge of the built form of Stow Longa but development would impair retention of the local character formed by grassland/ paddocks running to the rear of Spaldwick Road. It is somewhat constrained by heritage as it adjoins the conservation area and is within the setting of a non-designated heritage asset. The land is classified grade 2 agricultural greenfield land. It is also remote from natural greenspace and has limited opportunities to enhance strategic habitat connectivity. The site is within 5km of the Bicton and Harvard Industrial Estates but has limited public transport options with only a bus stop that is infrequently served available. Stow Longa has limited services and facilities with no shop or primary school.

Updates after initial appraisal

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Stow Longa 2: Land to the South of Spaldwick Road, Stow Longa

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. There are existing structures on site meaning that there is the potential to reuse materials or buildings.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is technically classified as greenfield as all buildings on site are agricultural. The and predominantly classified as grade 2 agricultural land apart from a small portion of the north eastern corner of the site being grade 3.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site adjoins the existing built form of the village. The site currently consists of greenfield land with some existing agricultural structures. Their demolition may provide opportunities to enhance the village character and the setting of the conservation area which sits across the road from the site.</p> <p>The site has been submitted for only four dwellings which proposes a very low density for the site which would not make an efficient use of land. Considering the linear pattern of development along Spaldwick Road, in depth development would not be in keeping with the character of the area, as such this could reduce the capacity of the site.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for market and/or affordable homes. The site is 0.48 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is Huntingdon which is around 17km from the site. Stow Longa does not have a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of St Botolphs Church.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of the Bicton and Harvard Industrial Estates.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located around 16kms from Huntingdon railway station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is within 800 m of a bus service rated F+ on the Place Based Carbon Calculator. The site is within 500m of a public right of way.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community subject to careful consideration of design and impact on heritage assets and the wider landscape.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	It adjoins a conservation area and is also opposite the grade II listed Stow Cottage.

Summary of SA

The site is not constrained by flood risk or nature conservation designations. The site is located on the edge of the built form of Stow Longa and it could be effectively masterplanned into the existing place and community subject to design and heritage considerations being addressed. The land is classified predominantly as grade 2 with some grade 3 land. It is classified as greenfield land but there are existing agricultural structures present on site. It is remote from natural greenspace and has limited opportunities to enhance strategic habitat connectivity. The site is within 5km of the Bicton and Harvard Industrial Estates but has limited public transport options with only a bus stop that is infrequently served available. Stow Longa has limited services and facilities with no shop or primary school.

Updates after initial appraisal

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Stow Longa 3: Land North of Rookery Farm, Stow Longa

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly located within flood zone 1 with some recorded risk from surface water flooding in the north-western corner of the site. There is also surface water flood risk along Stow Road.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	On its northern edge, the site adjoins a pair of cottages and agricultural buildings on the edge of the village. It extends south along Kimbolton Road connecting down to a small cluster of cottages and a farm. The site as a whole very much relates to the open countryside.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter identifies that residential uses will only be provided on 1ha of the site. This proposes nine dwellings which represents a very low density for the site. The remainder of the site is to be used as follows: 1ha for natural/green or open spaces, 1ha for biodiversity net gain and 0.51ha to safeguard against flooding.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is promoted for market and/or affordable homes. The overall site is over 1ha at 3.51 ha in size but the site promoter only seeks to use 1ha of the site for residential uses.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is Huntingdon which is around 17kms from the site. Stow Longa does not have a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of St Botolphs Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of the Bicton and Harvard Industrial Estates.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is located around 16kms from Huntingdon railway station. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator.</p> <p>A public right of way cuts through the site and there are others within 500m of the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it cannot be effectively masterplanned to become part of the existing place and community. It may be possible to integrate residential units on the northern end of the site where they adjoin the existing built form of the village but this would be challenging due to the surface water flood risk here.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk or nature conservation or heritage designations. There is some surface water flood risk present in the northern part of the site in proximity to the existing village edge. Only the northern edge of the site adjoins the built form of Stow Longa, the site extends along Kimbolton Road and would effectively connect the village to a small cluster of properties that are detached from it and situated in the open countryside. Due to the risk of surface water flooding, it is unlikely that the site could be effectively masterplanned to integrate with the existing community as to do so development would need to be focused in

the northern part of the site. The land is classified grade 2 agricultural greenfield land. It is also remote from natural greenspace and has limited opportunities to enhance strategic habitat connectivity. The site is within 5km of the Bicton and Harvard Industrial Estates but has limited public transport options with only a bus stop that is infrequently served available. Stow Longa has limited services and facilities with no shop or primary school.

Updates after initial appraisal

1 Western Huntingdonshire

Tilbrook

1.24 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Tilbrook 1: Land at the junction of High Street and Church Lane, Tilbrook



Tilbrook 1: Land at the junction of High Street and Church Lane, Tilbrook

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	+	<p>The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is in wholly within flood zone 1, although in the southern eastern corner of the site there is some risk of flooding from surface water.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site forms open land north of the B645 which forms part of the rural approach to the village. It is reasonably well related to the existing village being situated opposite residential development along Church Lane. Substantial hedgerows edge the western and eastern boundaries providing some containment to the site the retention of which would be essential to protect the character of the local area. Church Lane is narrow and provision of access may detrimentally impact on the character of the approach to the grade I listed All Saints Church. The proposed mixed use scheme of housing and a retail unit could make an efficient use of land and provide the village with a service it currently does not have.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site as a whole is over 1ha and is proposed to include market and/or affordable homes.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is St Neots which is around 15kms from the site. Tilbrook does not have a local convenience shop, there is one located in the neighbouring village of Kimbolton but this is in excess of 800m from the site.</p> <p>There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.</p> <p>The site is within 800m of All Saints Church, the village hall and the White Horse public house.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of the Bicton and Harvard Industrial Estates. Through the retail element there would be a modest amount of job creation.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is around 17kms from St Neots train station, it is within 800m of a bus service rated E+ on the Place Based Carbon Calculator.</p> <p>There is a pavement along the B645 running opposite the site. There are no footpaths along Church Lane but there is potential for connections to be made to existing footpaths. A public right of way cuts through the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The proposal would support some new jobs within the retail aspects of the development.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The proposal supports provision of additional retail facilities within a village.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community. However, careful consideration will be required to integrate the proposal, in particular, retail uses on the site in terms of scale, design and heritage impact. The public right of way may need to be rerouted if it cannot be successfully integrated within the site. Access is also a key constraint, if access from the B645 rather than Church Road were provided this would not reflect the character and form of development in the village.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is located wholly within a conservation area, the grade I listed All Saints Church is located to the north of the site which is a prominent local landmark.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It is not constrained by nature conservation designations. The site has good access to local leisure and cultural facilities but primary education is sourced in Kimbolton. There is a bus stop next to the site but this does not run a frequent service. The site is within 5km of the Bicton and Harvard Industrial Estates and the proposed mixed use of residential and retail development could provide some modest levels of employment within Tilbrook and provide a service that is currently lacking. The site is however heavily constrained by heritage with it being located within a conservation area and within the setting of the grade I listed All Saints Church. There is a public right of way running through the site which wither need to be incorporated into the design of the site or rerouted.

Updates after initial appraisal

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Sustainability Appraisal Appendix 7 - Central Huntingdonshire Site Appraisals

Document Information

Title: Sustainability Appraisal Appendix 7 - Central Huntingdonshire Site Appraisals

Status: Draft for Consultation

Date of approval for consultation: Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

Document availability: Sustainability Appraisal Appendix 7 - Central Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

Please note: This document may be available in alternative formats on request.

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Brampton

1.1 A total of 18 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

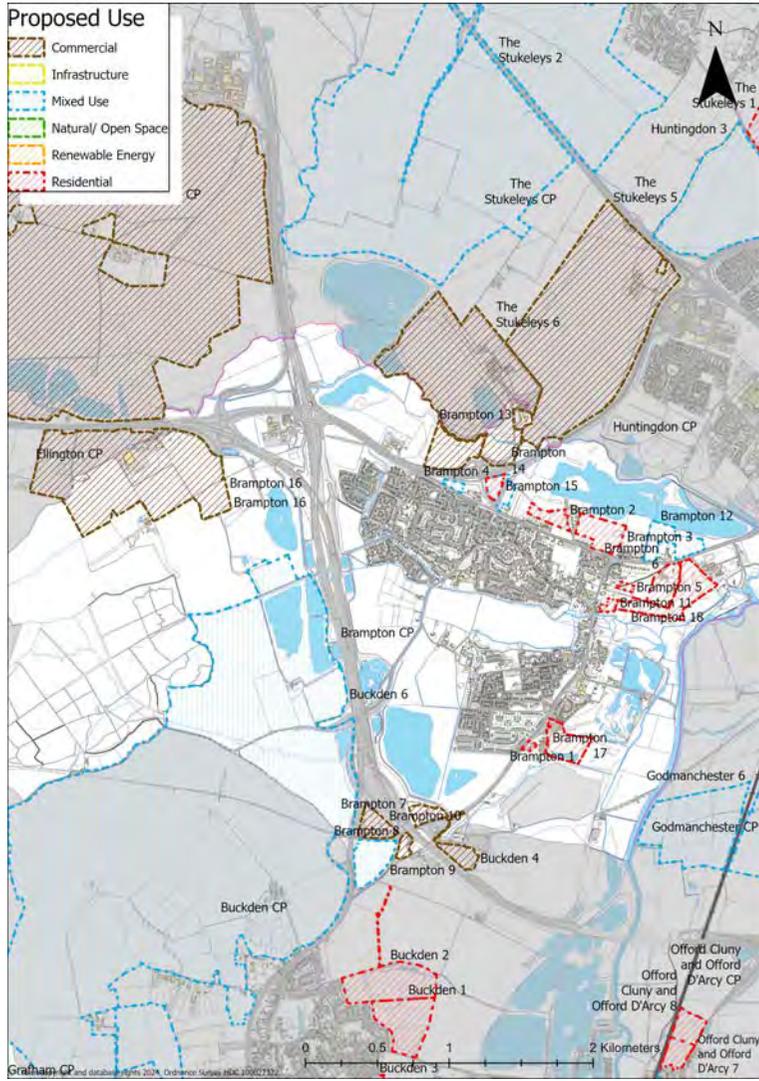
- Brampton 1: Swift Car Care, Buckden Road, Brampton
- Brampton 2: Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton
- Brampton 3: Land to the North of Thrapston Road (opposite The Hurdles), Brampton
- Brampton 4: Wallis Land, Thrapston Road, Brampton
- Brampton 5: Land adjacent The Rectory, Church Road, Brampton
- Brampton 6: Land at Water Meadows, South of Huntingdon Road, Brampton
- Brampton 7: Area 1 Park Farm, Brampton
- Brampton 8: Area 2 Park Farm, Brampton
- Brampton 9: Area 3 Park Farm, Brampton
- Brampton 10: Area 4 Park Farm, Brampton
- Brampton 11: Manor Farm, Brampton
- Brampton 12: Land off Huntingdon Road, Brampton
- Brampton 13: Land North of A141, South of Brampton racecourse, Brampton
- Brampton 14: Land North of Thrapston Road and South of the A141 (larger site), Brampton
- Brampton 15: Land North of Thrapston Road and South of the A141 (smaller site), Brampton
- Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton - this site also partially falls within Ellington parish. As the majority of the site falls within Brampton parish, the site has been assessed here instead. A link to the site can also be found within the Ellington section of the Western Huntingdonshire LAA document.

- Brampton 17: Brampton Park Golf Club (South site)
- Brampton 18: Brampton Park Golf Club (North site)

1.2 Please note that the following sites also partially fall within Brampton parish:

- The Stukeleys 6: Huntingdon Racecourse also partially falls within Brampton parish but is predominately within The Stukeleys parish so the site assessment has been included within The Stukeleys parish of the Northern Central Huntingdonshire LAA document.
- Buckden 6: Land West of A1 from Buckden to Brampton also partially falls within Brampton parish but is predominately within Buckden parish so the site assessment has been included within Buckden parish of the Southern Huntingdonshire LAA document.

1 Central Huntingdonshire



Brampton 1: Swift Car Care, Buckden Road, Brampton

- 1.3 As identified in the LAA, the site is within 50m of Buckden Landfill Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA. It is noted that in the submitted covering letter than an odour assessment is being undertaken and will be made available in due course.
- 1.4 Therefore, a sustainability appraisal for the site has not been undertaken.

Brampton 2: Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 1.5% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The vast majority of the site is located within flood zone 1 with a very small portion on the northern boundary being within flood zone 2. There is a significant risk from surface water flooding running through the centre of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is wholly classified as grade 3 agricultural land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site is wholly within 1km of 10 ha of natural green space and partly (south eastern area of the site) within 200m of 0.5 ha and 300m of 2 ha of natural green space.</p> <p>The site is within 200m from playing fields and within 650m of a public footpath that leads to Hinchingsbrooke Country Park. Therefore, it has direct capacity for linkages to the green and blue infrastructure.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	--	<p>The site is within 2km of a Special Area of Conservation, 1km of a SSSI and is adjacent to a County Wildlife Site.</p> <p>The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is located along Thrapston Road which is typically characterised by ribbon development. The proposal seeks in depth development which is therefore less characteristic. The site relates well to Brampton village but any proposed development would have a closer relationship to Hinchingsbrooke Country Park. It is of significant value to the setting of the country park. Access to the site is proposed via a consented development that directly fronts onto Thrapston Road. The proposed capacity for the site is while fairly low is still a considerable amount of development in this location which would adversely harm the character of the settlement and the wider landscape.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal may be impacted by increased levels of air, noise and light pollution arising from its proximity to the A141 and B1514 (Thrapston Road).
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is proposing market and/or affordable and/or specialist housing. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of Huntingdon town centre and about 800m from a Co-Op food shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is in Brampton village which has a primary school
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of multiple culture and leisure facilities: Brampton Community Centre, St Mary Magdalene Church, Brampton Memorial Playing Fields, The Black Bull public house.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of Huntingdon Train Station and within 250m from a bus service rated D+ meaning there is a regular service.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	The site does not have a direct frontage with a pavement but connections could be made to Thrapston Road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing community and would result in significant landscape harm on the setting of the County Park.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site, and is sufficiently removed from the nearby conservation area.

Summary of SA

The site is somewhat constrained by fluvial flood risk. It consists of grade 3 agricultural land and is greenfield. It is not constrained by heritage assets but it adjoins Hinchingbrooke Country Park. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. While it relates well to the built form of Brampton, the site has a closer relationship to the rural setting of the Country Park and in depth development of such a scale is not characteristic for the area. As such, development in this location is likely to lead to adverse landscape impact as well as impact on the character of the area.

Updates after initial appraisal

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Brampton 3: Land to the North of Thrapston Road (opposite The Hurdles), Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 41% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately a third of the site is located within flood 2 with its northern edge being located within flood zone 3a and 3b. There is a significant risk from surface water flooding running though the centre of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is wholly classified as grade 3 comprising of rough pasture.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site is within 200m of a 0.5 ha greenspace, 300m of a 2 ha greenspace and also 1km of a 10 ha area of natural green space.</p> <p>It has capacity for linkages to the existing green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 1km of a SSSI to the north at Brampton Racecourse and 200m of a County Wildlife Site to the east at Hinchingsbrooke Country Park but is sufficiently remote from the other designated nature sites. The A141 provides a key separation between the site and the SSSI.</p> <p>The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located along Thrapston Road which is typically characterised by ribbon development. The site relates well to Brampton village but any proposed development would have a closer relationship to Hinchingsbrooke Country Park. It is of significant value to the setting of the country park. The site is constrained by flood risk so large parts of the site are not appropriate for built development. Considering the flood risk on site and the ribbon type of development typical along Thrapston Road, in depth development is not suitable, therefore, reducing the site to just include the frontage (which makes up approximately 0.9ha of the site) could be pursued. A frontage only scheme would better relate to its context and reflect the form and character of the local landscape and townscape.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The proposal may be impacted by increased levels of air, noise and light pollution arising from its proximity to the A141 and B1514 (Thrapston Road).</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site proposes market and/or affordable housing. The whole site is more than 1ha in size, however reducing the site to development along the site frontage would see the site reduced to just under 1ha (approximately 0.9ha).
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of Huntingdon town centre and about 800m from a Co-Op food shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is in Brampton village which has a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m Brampton Memorial Playing Fields and Centre but is beyond 800m from other culture and leisure facilities in Brampton.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of Huntingdon Train Station and there is a bus stop adjacent to the site rated D+ meaning there is a regular service. A pavement adjoins the site frontage on Thrapston Road.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	A frontage only development could be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but it is adjacent to a conservation area on its south eastern boundary.

Summary of SA

The site is constrained by fluvial flood risk. It consists of grade 3 agricultural land and is greenfield. It adjoins a conservation area and Hinchingsbrooke Country Park. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site as a whole relates well to the built form of Brampton but has a closer relationship to the rural setting of the Country Park and in depth development of such a scale is not characteristic for the area. As such, development could only be considered potentially suitable along the site's frontage along Thrapston Road.

Updates after initial appraisal

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Brampton 4: Wallis Land, Thrapston Road, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is within 200m of an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	-	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is within flood zone 1 but the northern and western edges of the site are at risk form surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The north eastern corner of the site is within 1km of 10 ha of natural green space, the rest of the site is not. It has limited capacity for linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 2km of a Special Area of Conservation but is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site is located on the northern edge of the village bounded by the strategic road network, as such it relates closely to the settlement rather than the open countryside.</p> <p>As well as housing, the site promoter is proposing some 0.4ha of the site to be used for public open space. This could be provided on the part of the site that falls within a Scheduled Monument. They anticipate the remaining 0.3ha could be used for 15 homes which would make a good use of land. Development has been consented on the site already for a care facility. The wider site has approval for 30 homes so additional housing on this site would reflect the character and other land uses.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is bounded by the strategic road network to the north and west meaning there is an increased likelihood of air, light and noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site promoter is seeking market and/or affordable housing on the site. The site is less than 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of Huntingdon town centre and about 800m from a Co-Op food shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is in Brampton village which has a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	Brampton has several cultural and leisure facilities, the site is within 800m of the Brampton Memorial Playing Fields, but is just beyond 800m of others including Brampton Community Centre, St Mary Magdalene Church and The Black Bull public house.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of multiple concentrations of employment, these include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of Huntingdon Train Station and 800m from a bus service rated D+ meaning there is a regular service. There is a public right of way within the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to the incorporation of appropriate mitigation against potential noise, air and light pollution.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of grade 2 agricultural land and is greenfield. It is not constrained by nature conservation designations but there is a Scheduled Monument within part of the site. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site as a whole relates well to the built form of Brampton being enclosed by the strategic road network. Its proximity to the road network does however increase the risk of air, light and noise pollution.

Updates after initial appraisal

Brampton 5: Land adjacent The Rectory, Church Road, Brampton

- 1.5** As identified in the LAA, the cumulative constraints impacting the site and the uncertainty of the achievability of access to the site mean that it is considered unsuitable for development and therefore not deliverable.
- 1.6** Therefore, a sustainability appraisal for the site has not been undertaken.

Brampton 6: Land at Water Meadows, South of Huntingdon Road, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partly greenfield land and partly previously developed with existing structures on site. This consists of a single dwelling, with gardens and driveway, as well as a tennis court, World War II era bomb shelter and two prefabricated structures. The submitted Pre-Application Document identifies that the existing dwelling is to be retained so there may be minimal reuse of materials and buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding towards the centre of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	The site is partly greenfield and partly previously developed. It is wholly classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1 km of a 10 ha area of natural green space and also within 300 m of a 2 ha natural green space.</p> <p>It some capacity for linkages to the blue or green infrastructure network</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 2km of a Special Area of Conservation (Portholme Meadow) but is sufficiently remote from the other designated nature sites. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site relates to Brampton being located on its north eastern edge. Meadow land associated with Pepys House provides a green wedge between the site and residential development though. A public right of way runs through the northern part of the site which provides a direct connection into Brampton village. However, the site has a much stronger relationship to the countryside and the Great Ouse Valley landscape. Development on this site would erode the rural character of the area and encroach into the Great Ouse Valley landscape as well as give rise to significant adverse impacts on designated heritage assets.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	<p>The site promoter seeks to provide extra care accommodation (C2 use class) as part of an integrated retirement community.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	The site is in Brampton village which has a primary school but as a retirement community is proposed primary education is not required.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of multiple culture and leisure facilities, these are St Mary Magdalene Church, Brampton Memorial Playing Fields and The Black Bull public house. It is just beyond 800m of Brampton Community Centre.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 5km of multiple concentrations of employment measuring, these include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. However, as the site is proposed as a retirement community employment opportunities is likely to be less important.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of Huntingdon Train Station and 800m from a bus service rated D+ meaning there is a regular service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement along the site's frontage along Huntingdon Road. There is also a public right of way within the site which connects through to the centre of Brampton village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but it does adjoin on its western edge a conservation area and to the west are several listed building namely the grade I Pepys House and its associated meadows.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of grade 3 agricultural land and is partly greenfield/ partly previously developed. It is within 2km of Portholme Meadow and is heavily constrained by heritage designations arising from its proximity to the conservation area and Pepys House. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services and facilities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site does relate to Brampton but has a much closer relationship with the Great Ouse Valley landscape being located on the settlement's north eastern edge.

Updates after initial appraisal

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Brampton 7: Area 1 Park Farm, Brampton

1.7 As identified in the LAA, the site is within the consultation area of a WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.

1.8 Therefore, a sustainability appraisal for the site has not been undertaken.

Brampton 8: Area 2 Park Farm, Brampton

1.9 As identified in the LAA, the site is within the consultation area of a WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.

1.10 Therefore, a sustainability appraisal for the site has not been undertaken.

Brampton 9: Area 3 Park Farm, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is located near to Brampton and Buckden water recycling area catchments. Brampton WRA may require upgrades to accommodate growth, some work may be necessary to ensure that

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	<p>there would be no adverse impact; whereas Buckden WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding along its northern edge.</p>
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land and classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from Natural England's 'Access to Natural Green Space' standards and has no capacity to link to the existing green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 200m of a County Wildlife Site but is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area. The potential to improve habitat connectivity is limited due to being wholly surrounded by roads, with the A1 on the western boundary, the A14 on the eastern boundary and the B1514 on the southern boundary.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is detached from a main settlement being located between Brampton and Buckden. It therefore has a much closer relationship with the countryside. Development in this location would not relate well to an existing settlement. The site is very open so development would be prominent on the landscape. The works to enhance the

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>A14 seek to integrate it into the landscape, thus development in this location would introduce an uncharacteristic urbanising form of development.</p> <p>The site promoter is seeking a mixed use scheme of employment and residential development, there are several other site submissions within the vicinity for employment development. The proposed densities are low so would not make the most efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is bounded by the two spurs of the B1514 (Buckden and Brampton Roads) and the A1 increasing the risk of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The proposed scheme is for a mixed use development with residential development of up to 60 market and/or affordable houses on 2ha of the site.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is approximately 5.2km from Huntingdon town centre and is beyond 800m from a local convenience store and 2.5km from a freestanding supermarket.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The proposal is for a mixed use scheme consisting of housing and employment uses. The site is beyond 800m from Brampton village primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from culture and leisure facilities located within Brampton village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site will provide some 4ha of employment land but is beyond 5km from multiple concentrations of employment and 1.5kms from a range of employment sources.</p> <p>According to OFCOM, there is no available data on the quality of broadband in the immediate vicinity of the site. The closest broadband data is approximately 600m west of the site which is superfast.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km of Huntingdon train station but is beyond 800m from a bus stop.</p> <p>A pavement adjoins the site frontage on the B1514.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The site promoter seeks to provide some 4ha of employment land totalling some 16,000 sqm of floorspace alongside some 60 homes and 0.8ha of open space. The site promoter does not detail what sort of employment uses these will be but it is likely to be a modest low density provision.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site's location being bounded by the strategic road network and also its detachment from the main built form of a settlement means that it could not be effectively integrated with the existing place and community.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	<p>There are no designated heritage assets within or in close proximity to the site.</p>

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk along its northern edge. It is greenfield and consists of land classified as grade 2 agricultural land. It is detached from the main built form of Brampton located between Brampton and Buckden. It is not constrained by nature conservation or heritage designations. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has very limited accessibility to services and facilities within Brampton and to other nearby settlements and very limited accessibility to public transport options. The site does not relate closely to either Brampton and relates much more closely to the open countryside making its integration with an existing place and community very challenging. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

Updates after initial appraisal

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Brampton 10: Area 4 Park Farm, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site was most previously used as a temporary storage depot for National Highways during the works to realign the A14. The depot has now been cleared.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is located near to Brampton and Buckden water recycling area catchments. Brampton WRA may require upgrades to accommodate growth, some work may be necessary to ensure that

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	<p>there would be no adverse impact; whereas Buckden WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	<p>The site is wholly classified as grade 2 agricultural land but was most recently in use as a temporary National Highways depot which has now been cleared.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from Natural England's 'Access to Natural Green Space' standards and has no capacity to link to the existing green and blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 200m of a County Wildlife Site but is sufficiently remote from the other designated nature sites.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	<p>The site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area. The potential to improve habitat connectivity is limited due to being wholly surrounded by roads, with the A1 on the western boundary, the A14 on the eastern boundary and the B1514 on the southern boundary.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is detached from a main settlement being located between Brampton and Buckden. It therefore has a much closer relationship with the countryside. Development in this location would not relate well to an existing settlement. The works to enhance the A14 seek</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>to integrate it into the landscape, thus development in this location would introduce an uncharacteristic urbanising form of development.</p> <p>The site is very open so development would be prominent on the landscape, there are several other site submissions within the vicinity for employment development. .</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is bounded by the two spurs of the B1514 (Buckden and Brampton Roads) and the A1 increasing the risk of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is approximately 5.2km from Huntingdon town centre and is beyond 800m from a local convenience store and 2.5km from a freestanding supermarket.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	The site is for non-residential/ employment use and therefore access to education facilities is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from culture and leisure facilities within Brampton village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site promoter seeks to provide 3.8ha of employment land totalling some 15,000 sqm of floorspace. The site is beyond 5km from multiple concentrations of employment and 1.5kms from a range of employment sources.</p> <p>According to OFCOM, there is no available data on the quality of broadband in the immediate vicinity of the site. The closest broadband data is approximately 600m west of the site which is superfast.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km of Huntingdon train station but is remote from a bus service.</p> <p>A pavement adjoins the site frontage on the B1514.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The proposal seeks new employment development. It is unclear from the Call for Sites information the type of employment uses this could include therefore it is not possible at this stage to determine if development would have a high or low job density.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is located such that it could not be effectively integrated with the existing place and community.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	<p>There are no designated heritage assets within or in close proximity to the site.</p>

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk along its northern edge. It is classified as grade 2 agricultural land but the land most recently in use as a temporary National Highways depot which has now been cleared. It is detached from the main built form of Brampton located between Brampton and Buckden. It is not constrained by nature conservation or heritage designations. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has very limited accessibility to services and facilities within Brampton and to other nearby settlements and very limited accessibility to public transport options. The site does not relate closely to either Brampton and relates much more closely to the open countryside making its integration with an existing place and community very challenging. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

Updates after initial appraisal

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Brampton 11: Manor Farm, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is technically greenfield land but has existing agricultural structures on site meaning that there could be limited reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 38% of the site area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	About half of the site is located within flood zone 1 apart from the southern edge of the site which is within flood zone 2, 3a and some within 3b where it is closest to a tributary of the River Great Ouse. Surface water flood risk is also a constraint on the southern edge of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	The site is technically greenfield land but there several agricultural structures on site associated with Manor Farm. The site is wholly classified as urban land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is wholly within 1km of 10 ha of natural green space. It has limited capacity for linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 2km of a Special Area of Conservation but is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the eastern edge of Brampton and relates well to the settlement. It adjoins contemporary development at Baker Close. It does also have a close relationship with the countryside and the Great Ouse Valley being part of the settlement's rural edge. A tree/vegetation line encloses the site. The site is a roughly shaped

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>like a backwards L, with the bottom part of the site lining up with the extend of existing built form and the longer side wrapping around the Black Bull Public House. Development on this side would extend the built form into the Great Ouse Valley.</p> <p>The site is sensitively located so a dense development would not be appropriate, however, the proposed capacity for the site is very low density which would not make an efficient use of land.</p> <p>The bottom parcel of land is constrained by fluvial flood risk so this make this part of the site unsuitable for built development. While development could be placed on the land that adjoins the public house as this is within flood zone 1, it would not sit comfortably with the surrounding character and form of development.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is proposed for self and custom build housing. It is less than 1ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of Huntingdon town centre and within 500m of two Co-op food stores.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is in Brampton village which has a primary school.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of multiple culture and leisure facilities measuring from the site frontage onto Baker Close. These are, Brampton Community Centre, St Mary Magdalene Church, Brampton Memorial Playing Fields and The Black Bull public house.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Baker Close. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.</p> <p>The site benefits from ultrafast broadband in the vicinity</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km of Huntingdon train station. The site is within 800m of several bus stops but the highest rated is C+ at Horseshoes Way meaning there is a regular service.</p> <p>The site adjoins Baker Close which has a narrow pavement running through it connecting to footpaths along Buckden Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is in close proximity to several listing buildings to the east and is wholly within a conservation area.

Summary of SA

The site is constrained by fluvial and surface water flood risk. It consists of land classified as urban with agricultural structures on site. It is not constrained by nature conservation designations but it is constrained by heritage designations being within a conservation area and nearby to several listed buildings. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services, facilities, primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site relates to the built form of Brampton but also with the Great Ouse Valley landscape being located on the settlement's eastern edge.

Updates after initial appraisal

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Brampton 12: Land off Huntingdon Road, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is not impacted by an air quality management area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 76% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately half of the site lies within flood zone 3b with a further 10% within flood zones 2 and 3a. There is also risk from surface water flooding within the site.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land and classified as grade 3 agricultural land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site is wholly within 200m of 0.5 ha (Doorstep Standard), 300m of 2 ha (Local Standard) and 1km of 10 ha (Neighbourhood Standard) of natural green space. It also adjoins to Hinchingsbrooke Country Park to the north and therefore has direct capacity to link to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	--	The site adjoins to Hinchingsbrooke Country Park which is a County Wildlife Site and is within approximately 900m of a SSSI and 1km of Special Area of Conservation. It is sufficiently remote the other designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within Natural Cambridgeshire's Green Infrastructure Priority Area and has potential to contribute positively to habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located along Thrapston Road which is typically characterised by ribbon development. The site relates well to Brampton village but any proposed development would have a closer relationship to Hinchingsbrooke Country Park. It is of significant value to the setting of the country park.</p> <p>The site forms part of an existing site allocation in the Huntingdonshire Local Plan to 2036 under site allocation HU8 Hinchingsbrooke Country Park Extension for green infrastructure uses. The site promoter sees to include publicly accessible open space and the opportunity to include an additional car park for Hinchingsbrooke Country Park as well as properties in the southern part of the site along Thrapston Road (1.5ha of the site). The addition of a car park on this side of the Country Park could be beneficial as this would reduce the number of car journeys along Huntingdon Road and Hinchingsbrooke Park Road to access existing parking facilities at the Country Park. The site is however constrained by flood risk so large parts of the site are not appropriate for built development and it is proposed to concentrate built development in the parts of the site at the lowest risk of flooding.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal may be impacted by increased levels of air, noise and light pollution arising from its proximity to the B1514 (Thrapston Road).
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site proposes market and/or affordable housing as well as open space and a potential car park. The site promoter states that residential development will take up 1.5ha of the total site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of Huntingdon Town Centre and within 1.5km of two Co-Ops located within Brampton village.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is on the edge of Brampton village which has a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of multiple culture and leisure facilities measuring from the site frontage onto Huntingdon Road. These are, St Mary Magdalene Church, Brampton Memorial Playing Fields and Centre and The Black Bull public house.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 1.5km from Hinchingsbrooke Secondary School and is within 5km of multiple concentrations of employment measuring from the site frontage onto Huntingdon Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km of Huntingdon train station and is within 800m of a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service.</p> <p>A pavement adjoins the site frontage onto Huntingdon Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The proposal is for residential development alongside natural/ open space and car parking facilities for Hinchingsbrooke Country Park.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	Considering the flood risk on site and the ribbon type of development typical along Thrapston Road, in depth development of the scale proposed is not suitable. However, if only open space uses and facilities to support the Country Park were pursued, then the site can be effectively integrated into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site. However, it is adjacent to a conservation area and is close proximity to listed buildings, namely grade II listed 23 Huntingdon Road to the west and grade I listed Pepys House which could be impacted by the development.

Summary of SA

The site is constrained by fluvial flood risk. It consists of grade 3 agricultural land and is greenfield. It adjoins a conservation area, listed buildings and Hinchingsbrooke Country Park. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site as a whole relates well to the built form of Brampton but has a closer relationship to the rural setting of the Country Park and in depth development of such a scale is not characteristic for the area. As such, development could only be considered potentially suitable for uses that support the Country Park such as a car park and for green infrastructure inline with the current allocation for the site in the Local Plan to 2036.

Updates after initial appraisal

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Brampton 13: Land North of A141, South of Brampton racecourse, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is adjacent to an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	-	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 65% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 40% of the site lies within flood zone 3b with a further 20% within flood zones 2 and 3a. This flood risk is attributed to Alconbury Brook which runs along the northern boundary of the site. There is also risk from surface water flooding in the northern half of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield. Half of the site is classified as grade 3 and the other half is grade 2 agricultural land. The part of the site that is within flood zone 1 and where development could be placed is also the part of the site classified as grade 2.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is partly within 1km of 10 ha of natural green space (Neighbourhood Standard) but has limited capacity for linkages to the green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is approximately 100m from Brampton Racecourse SSSI but is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is within Natural Cambridgeshire's Green Infrastructure Priority Area and has potential to contribute positively to habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is located to the north of the A141 which physically separates it from the nearest settlement of Brampton. It therefore has a much closer relationship with the open countryside. The site and surrounding land is fairly flat meaning that built development is likely to result in greater impact on the character of the landscape.</p> <p>The site is heavily constrained by fluvial flood risk with the part of the site within flood zone 1, and where built development is proposed by the site promoter, is also higher agricultural grade and constrained by a scheduled monument designation.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is bounded on its southern boundary by the A141 increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	N	Employment use would not contribute to housing supply.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of Huntingdon Town Centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	The site is for non-residential/ employment and therefore access to education facilities is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from culture and leisure facilities in Brampton.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site could deliver over 5ha of employment land.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of Huntingdon train station but is beyond 800m from a bus service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is approximately 200m from a public footpath along the B1514. To access the footpath a new pavement would need to be created and to be safely integrated with a roundabout.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site promoter is seeking employment development on the site. It is not clear the type of employment this will consist of but there will likely be a modest amount of job creation.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The site promoter is seeking employment and retail development on the site. It is not clear how much of each use class would be provided at this stage but additional retail facilities are proposed.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing place and community due to its physical separation by the A141.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site.

Summary of SA

The site is heavily constrained by fluvial flood risk. It is greenfield and consists of land classified as both grade 3 and 2. It is nearby to the Brampton Racecourse SSSI and is constrained by heritage designations with a scheduled monument designation on two thirds of the site. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has limited accessibility to services and facilities within Brampton and also in Huntingdon and limited accessibility to public transport options. The site relates more closely to the open countryside being separated from Brampton by the A141, as such there is increased risk of air, light and noise pollution.

Updates after initial appraisal

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Brampton 14: Land North of Thrapston Road and South of the A141 (larger site), Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 4% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The vast majority of the site is mostly within flood zone 1 apart from two small sections along the site's northern and north western edge which is within flood zone 2.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land and is wholly classified as grade 3 agricultural land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is wholly within 1km of 10 ha of natural green space. It has limited capacity for linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 200m of Hinchingsbrooke Gravel Pits which is a County Wildlife Site and is approximately 350m from Brampton Racecourse SSSI. It is sufficiently remote from the other designated nature assets.</p> <p>The site is wholly within Natural Cambridgeshire's Green Infrastructure Priority Area. However, the potential for improvements in habitat connectivity is limited due to the site being surrounded by roads.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site consists of two land parcels, a western parcel immediately south of the A141 and Spittals roundabout which is broadly oval in shape and an eastern parcel which crosses the road and consists of a broadly rectangular plot of land that residential development and allotment gardens along Thrapston Road. The boundaries are well defined with established vegetation. The most open part of the site is the centre where the road between there is the access route between the A141 and B1514 cuts through the site.</p> <p>The western parcel is physically detached from the main built form of Brampton being located on an island bounded by the road network. Also the site is obscured from view by existing vegetation and trees along its boundaries. As such the site doesn't have a strong relationship with the settlement or the countryside. The location and context of the site makes integration with the existing place and community challenging. As such, this development would be an isolated development with little relationship with Brampton.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The eastern parcel has a much closer relationship to the built form of Brampton as it adjoins existing development along Thrapston Road. Its development would however introduce in depth development that is less characteristic of the area and would see the built form of the village extend northwards.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	It is bounded on its northern, southern and western sides by the road network with the A141 and Spittals roundabout to the north, the B1514 to west and south and by a link route between the A141 and B1514 roundabout running between the two parcels. This means there is an increased likelihood of air, light and noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The potential uses on site include market and/or affordable housing as well as potential a are facility. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is in Brampton village which has a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of multiple culture and leisure facilities measuring from the site frontage onto Thrapston Road. These are, Brampton Community Centre, St Mary Magdalene Church, Brampton Memorial Playing Fields, The Black Bull public house. Accessibility form the western parcel is more challenging to do crossing several roads and being further from these facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km of Huntingdon Train Station and 800m from a bus service rated D+ meaning there is a regular service.</p> <p>The site is adjacent to a public footpath on Thrapston Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The proposal could provide a mix of uses including some commercial leisure and employment uses. No details have been provided on how much or what type this may be so it can assumed that there could be a modest job creation.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The western parcels being bounded by the strategic road network and being detached from the main built form of Brampton means that it could not be effectively integrated with the existing place and community. Development on the eastern parcel has better opportunities for integration as it adjoins Thrapston Road, however this would not relate the form of development within the area.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	<p>There are no designated heritage assets within or in the immediate vicinity of the site.</p>

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Summary of SA

The site has some flooding constraints. It is greenfield and consists of land classified as grade 3 agricultural land. It is nearby to the Brampton Racecourse SSSI but is not constrained by heritage designations. It is located within the Great Ouse Valley Green Infrastructure Priority Area. As a whole, the site has limited accessibility to services and facilities within Brampton and also in Huntingdon and limited accessibility to public transport options. Accessibility is better on its eastern parcel. The western parcel does not relate closely to either Brampton or the open countryside but its detachment from Brampton will make successful integration of development very challenging. The eastern parcel relates more so but in depth development would not be characteristic of the form and character of development in this location. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

Updates after initial appraisal

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Brampton 15: Land North of Thrapston Road and South of the A141 (smaller site), Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 5% of the site area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is predominately located within flood zone 1 with a very small portion of the north eastern corner being located within flood zone 2. There is also risk from surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land and is wholly classified as grade 3 agricultural land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is wholly within 1km of 10 ha of natural green space. It has limited capacity for linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 200m of Hinchingsbrooke Gravel Pits which is a County Wildlife Site and is approximately 350m from Brampton Racecourse SSSI. It is sufficiently remote from the other designated nature assets.</p> <p>The site is wholly within Natural Cambridgeshire's Green Infrastructure Priority Area. However, the potential for improvements in habitat connectivity is limited due to the site being surrounded by roads.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is physically detached from the main built form of Brampton being located on an island bounded by the road network. Also the site is obscured from view by existing vegetation and trees along its boundaries. As such the site doesn't have a strong relationship with

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the settlement or the countryside. The submitted concept plan shows the promoter's intention to deliver housing in the form of apartment blocks. This would not conform with the dominating form of the area which is typically linear development that faces into the village. The location and context of the site makes integration with the existing place and community challenging. As such, this development would be an isolated development with little relationship with Brampton.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	It is bounded on all sides by the road network with the A141 and Spittals roundabout to the north, the B1514 to west and south and by a link route between the A141 and B1514 roundabout to the east. This means there is an increased likelihood of air, light and noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for market and/or affordable housing. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is in Brampton village which has a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m Brampton Memorial Playing Fields and Centre but is beyond 800m from other culture and leisure facilities in Brampton.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.</p> <p>The site benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km of Huntingdon Train Station and is within 800m from a bus service rated D+ meaning there is a regular service.</p> <p>The site is approximately 200m from a public footpath along Thrapston Road. To access the footpath a new pavement would need to be created and to be a safely integrated with a roundabout.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site's location being bounded by the strategic road network and also its detachment from the main built form of Brampton means that it could not be effectively integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in the immediate vicinity of the site.

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Summary of SA

The site has some flooding constraints. It is greenfield and consists of land classified as grade 3 agricultural land. It is nearby to the Brampton Racecourse SSSI but is not constrained by heritage designations. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has limited accessibility to services and facilities within Brampton and also in Huntingdon and limited accessibility to public transport options. The site does not relate closely to either Brampton or the open countryside but its detachment from Brampton will make successful integration of development very challenging. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

Updates after initial appraisal

Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	+	<p>The site is immediately south of the A14 and is adjacent to the A1. There maybe opportunities to connect the site to the existing bus network and provide an enhanced service from Huntingdon to the western part of the district via Brampton. Although the proximity to the A14 could potentially incentivise car usage if the bus network along this corridor is not enhanced. The site promoter states that an Employees Travel Strategy would likely be prepared to include a shuttle bus service and a car sharing scheme to minimise the car trips of future employees to and from the site. They also identify opportunities for public footpath improvements between the site and the village of Brampton.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, however the site promoter states that it is intended to deliver a solar farm within the site although the size of this is to be confirmed.</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	N	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site promoter also seeks to incorporate some open space and green infrastructure within the site which could provide enhanced linkages to the adjacent Great Ouse Valley Green Infrastructure Priority Area. The site promoter sets out that some open space and biodiversity net gain opportunities could be included within the scheme, the exact amount of land this may occupy is unclear at this stage so increased absorption of pollutants is likely to be minimal.
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	-	The site promoter sets out that some open space and biodiversity net gain opportunities could be included within the scheme, the exact amount of land this may occupy is unclear at this stage, this will impact the site's potential contribution to help habitats adjust to the impacts of the climate emergency.
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	The site is wholly within flood zone 1 but there is significant surface water flood risk across the site particularly focused along the centre of the northern edge of the site.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	-- -	The site consists of greenfield land. The site submission which includes the waste recycling centre does include some 10ha of previously developed land with it currently occupied by a Waste Recycling Centre; an energy from waste plant and farm.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	-	The site is mostly classified as grade 3 agricultural land although its south eastern corner is classified as grade 2.
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	+	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network.
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	+	The site is outside of the Great Ouse Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	-	The site is approximately 300m from a SSSI but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	The scale of the site could enable the inclusion of green infrastructure and networks within the site which could potentially enhance or connect to priority habitats.
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	-	The site is located within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. The site rises from its lowest point along its northern edge adjoining the A14 reaching its highest point along the centre of its southern boundary, this is some 30m higher. The site is well defined by hedgerows and field boundaries but is fairly open particularly to the south as it is more well defined and confined to the north by the strategic road network. The site is located within the countryside with a public right of way found towards the western edge of the site.
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site is of a scale whereby the development is of a scale where it could form its own commercial hub with links to the strategic road network and could provide substantial areas of landscaping providing a softer development edge that mitigates landscape harm. The site promoter also seeks to integrate open spaces and a solar farm which would further assist in this.
SA8	<ul style="list-style-type: none"> • Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>Development at this scale may require upgrades to the A14 and the Brampton Hut roundabout as well as to other local roads and enhanced public and active travel connections into the surrounding area. The site being located to the west of Brampton beyond the A1 means there are fewer connections to existing cycle paths and bus stops are more challenging and less frequent.</p> <p>The A14 forms a strong northern edge to the site and could give rise to higher levels of air, noise and light pollution on future users of the site, as could the site's proximity to the A1 to the east. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development. There is already a Waste Recycling Centre; an energy from waste plant and farm which increases the likelihood of enhanced levels of pollutants within the site and on the surrounding area. The site promoter has submitted two options for the site, one options includes the relocation of this recycling centre and the other omits it from the proposals. In both scenarios, there will still be a recycling area within the site.</p> <p>Landscaping, open space and the potential solar farm could provide some mitigation and help to integrate it into the wider development of the site for a commercial scheme.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	N	The site is being promoted for a commercial led scheme so will not provide any additional housing.
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	-	<p>The site is large and falls within both Brampton and Great Staughton wards, it is however predominately within Brampton ward. Analysis of deprivation by Cambridgeshire County Council gives the Brampton ward a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived). Great Staughton ward is ranked as 9 meaning it is also one of the least deprived wards in the district.</p> <p>As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	N	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	-- +	<p>The site consists of greenfield land and also previously developed land with it currently occupied by a Waste Recycling Centre; an energy from waste plant and farm. As such the development of the site could contribute towards the reuse of some previously developed land and regeneration for the submission where this centre is included within proposals.</p> <p>The site is subject to detailed masterplanning and it still needs to be determined whether the water recycling centre is to be included within proposals or not (this reduces the potential site area by 10ha and also creates a 'hole' within the site). Engagement with Cambridgeshire County Council will be critical on this aspect and also how commercial uses can be successfully integrated next to a water recycling area which could bring increased amenity issues for future users. Notwithstanding these, the site has the potential to deliver a commercial scheme consisting of employment uses and logistics and</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			distribution development utilising the site's location along the A14 and proximity to Brampton Hut linking to the A1. Indicative floorspace figures have been provided and in their supporting statement the agents for the two submissions state that up to 2,876 full-time equivalent jobs could be provided on site once it is built.
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	The site is approximately 6km from Huntingdon train station and is beyond 800m from a bus service. The site promoter states that an Employees Travel Strategy would likely be prepared to include a shuttle bus service and a car sharing scheme to minimise the car trips of future employees to and from the site. They also identify opportunities for public footpath improvements between the site and the village of Brampton. This could be made more viable if delivered in combination with Land at Weybridge Farm (Brampton Cross) - Alconbury 8.
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies? Encourage sustainable tourism? 	++	<p>The site has potential to attract new investment and could become a mini hub for commercial and logistics development along the A14 corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees in Huntingdon, Brampton, Ellington, Buckden and Grafham with potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. There is the potential to support indigenous companies. Tourism is unlikely to be a focal part of development on the site.</p> <p>Also considering its wider context, the site is immediately south of another site submissions (CfS:232 - Land at Weybridge Farm (Brampton Cross) - Alconbury 8), which has been submitted for a commercial scheme known as Brampton Cross. Therefore taking a bigger picture view, the site could work with other landowners to</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			provide a larger hub of new employment development with connections to the strategic road network in close proximity to existing settlements and utilise public transport and active travel modes more effectively.
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	N	The site is not expected to include local scale shopping facilities, it could potentially provide a small retail outlet for employees to buy lunches etc, but this is likely to be a very small amount of the site and would be subject to masterplanning. It is in relatively close to Huntingdon town centre being about 7km from it. The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres particularly if there is a local workforce.
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? Retain the character of existing settlements? 	-	The site is a mixture of farmland and a water recycling centre so it does not have a distinct identity already and it doesn't adjoin any existing settlements. The site is large and it is proposed that as a whole the site could provide an opportunity for a mini commercial hub along the A14 corridor near to the Brampton Hut roundabout. Its landscape character is largely shaped by it being wholly within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. The A14 also strongly defines the landscape character of the site to the north. Considering these factors and the rising land levels of the site, development would be visible from some distance from a number of different directions and could impact the landscape setting of nearby settlements most notable Ellington. There is a public right of way within the site.
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	++	There are no designated heritage assets within or in the immediate vicinity of the site.

Summary of SA

The site is located to the east of Ellington and to the west of Brampton and the Brampton Hut roundabout. The site is currently occupied by a Waste Recycling Centre; an energy from waste plant and farm. It is located immediately south of the A14. The SA includes the appraisal of two submissions, one includes the waste recycling centre and the other does not. The site is mostly greenfield land apart from the waste recycling centre which is previously developed land. The land is classified as mostly grade 3 agricultural land apart from its south eastern corner is classified as grade 2. The site is wholly within flood zone 1 but there is significant surface water flood risk across the site particularly focused along the centre of the northern edge of the site. The site is not constrained by heritage designations, it is within 300m of Brampton Wood SSSI. The site is not accessible to public transport at the moment but the site promoter states that a shuttle bus and enhancements to public rights of way and walking routes could be made to nearby settlements. This could be made more viable particularly if delivered in combination with the adjacent site Alconbury 8 (Land at Weybridge Farm (Brampton Cross)). The proposal has the potential to provide a mini commercial hub located along the A14 corridor. The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation and could support significant high density economic opportunities in the district. Development of the site could have substantial landscape impact most notably to the south and west. The A14 forms a strong northern edge to the site and also gives rise to the potential greater impact from pollution.

Updates after initial appraisal

Brampton 17: Brampton Park Golf Club (South site)

- 1.11** As identified in the LAA, the site is within the consultation area of Buckden Landfill Waste Management Area (WMA). No assessment has been made by the site promoter on the impact of the proposed development on the MWA and no odour assessment has been submitted in support of the submission.
- 1.12** Therefore, a sustainability appraisal for the site has not been undertaken.

Brampton 18: Brampton Park Golf Club (North site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no structures on site meaning there will be no reuse of materials and buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with areas of recorded risk from surface water flooding.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is partly greenfield and in use as a golf course. The majority of the site is classified as grade 3 agricultural land with only a small portion of its western most edge adjacent to St Mary's Church is classified as urban land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The whole of the site is within 1km of a 10ha area of natural green space, its northern half is within 200m of a 0.5ha natural greenspace and also is within 300m of a 2ha natural green space. It capacity for linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 2km of a Special Area of Conservation (Portholme Meadow) but is sufficiently remote from the other designated nature sites. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site relates to Brampton being located on its north eastern edge. The site is currently used as a golf course providing a rural edge to the eastern side of the village. A public right of way runs through the northern part of the site which provides a direct connection into Brampton village and also out into the Ouse Valley landscape. The site does relate somewhat to Brampton village but it has a much stronger relationship to the countryside and the Great Ouse Valley landscape. Development would erode the rural character of the area and encroach into the Great Ouse Valley landscape as well as give rise to significant adverse impacts on designated nature conservation and heritage assets.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter seeks to provide market and/or affordable housing on site. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is beyond 800m of Brampton Village Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of multiple culture and leisure facilities, these are St Mary Magdalene Church, Brampton Memorial Playing Fields and The Black Bull public house. It is just beyond 800m of Brampton Community Centre.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 5km of multiple concentrations of employment measuring, these include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km of Huntingdon train station and 800m from a bus service rated D+ meaning there is a regular service.</p> <p>There is a pavement along the site's frontage along Huntingdon Road. There is also a public right of way within the site which connects through to the centre of Brampton village and also out into the open countryside and into the Ouse Valley landscape.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage assets on site, although the site adjoins the conservation area on some of its western edges and is adjacent to listed buildings located along the western edge of Brampton.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of mostly grade 3 agricultural land and is greenfield land currently in use as a golf course. It is within 2km of Portholme Meadow and is adjacent to a conservation area. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services and facilities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site does relate to Brampton but has a much closer relationship with the Great Ouse Valley landscape being located on the settlement's north eastern edge. Development would further encroach into the Great Ouse Valley landscape and erode the rural eastern of Brampton impacting its character adversely.

Updates after initial appraisal

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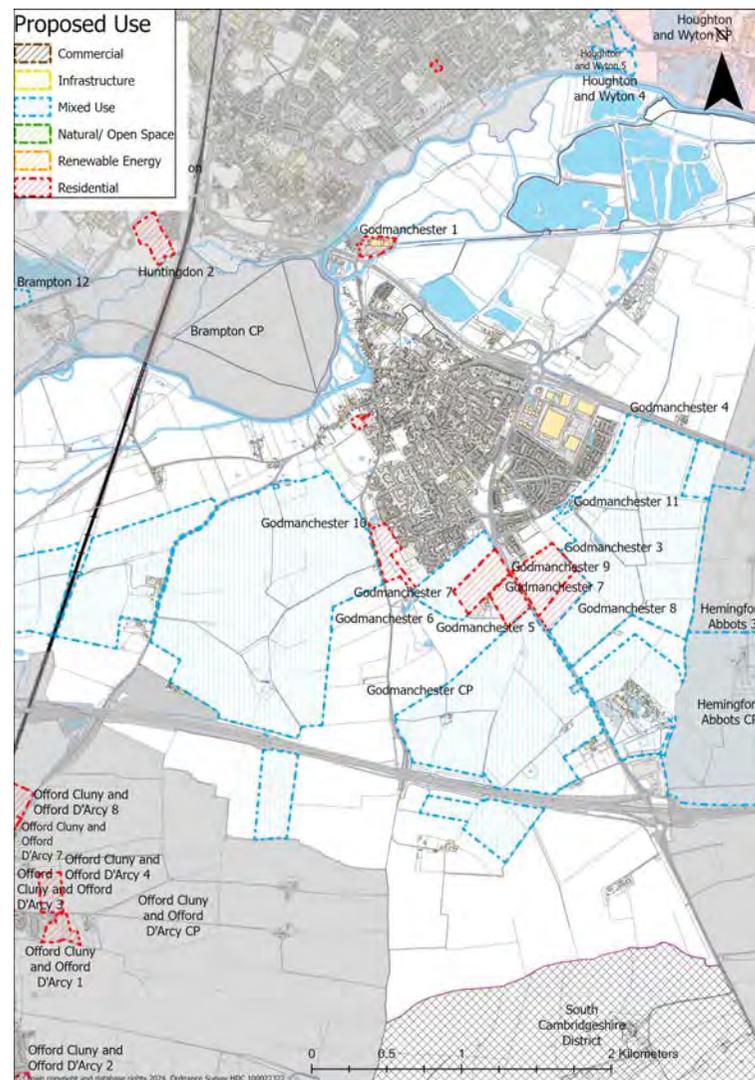
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Godmanchester

1.13 A total of 12 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Godmanchester 1: Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester
- Godmanchester 2: Corpus Christi Paddock, Godmanchester
- Godmanchester 3: Dexters Farm, Godmanchester
- Godmanchester 4: Emmanuel Knoll Village, Godmanchester
- Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester
- Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester
- Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester
- Godmanchester 8: Land East of A1198 - (East of Bleakley Farm), Godmanchester
- Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester
- Godmanchester 10: Land East of Silver Street, Godmanchester
- Godmanchester 11: Land to the south of the A1307, Godmanchester

1.14 Please note that Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198) also partially falls within Godmanchester parish, but it has been included under Hemingford Abbots as most of the site lies within that parish area.



Godmanchester 1: Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is impacted by an air quality management area.</p> <p>The site is previously developed land containing significant buildings and hardstanding with potential for recycling and reuse of materials on the site.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	-	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 31.8% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Around 70% the site is located within flood zone 1 with most of the remainder being within flood zone 3. There is negligible risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	The site is wholly previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site meets all of Natural England's 'Access to Green Space Standards'. This means it is within 200m from 0.5ha, 300m from 2ha and 1km from 10ha of natural green space.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	--	The site is approximately 270m from Portholme Special Area of Conservation and 500m from Portholme SSSI. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is wholly within the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site adjoins existing high density residential development at Riverside Mill which is a maximum of 5 storeys high. Although now only low rise development exists on part of the site, the historic use included railway yards and a mill building of some 8 storeys. The site adjoins Westside Common to the north, east and south east; the form of development would need to be sensitive to impacts on this, particularly in views from public rights of way.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is in close proximity to the risk of air pollution although much arose from congestion related to the former A14 prior to reworking of the local highway network; monitoring of the air pollution levels in the area is ongoing to determine if the air quality management area designation is still merited or not. Limited pollution may continue to arise from the A1307 but other boundaries of the site relate mainly to open space which will not cause issues.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site promoter is seeking 130 market homes which would contribute to a limited element of the district's housing needs.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 1km of Huntingdon town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Godmanchester Community Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of multiple culture and leisure facilities, including the Black Bull pub, St Mary's Church, The Rose and Crown Quaker Centre and playing fields in Godmanchester and also Saxon Gate Community Learning Centre, St Mary's Church, Samuel Pepys pub and St Mary's Church in Huntingdon.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is approximately 200m from Huntingdon Town Centre.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 1.5km of Huntingdon train and 800m from a bus service rated 'C' on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement along the site frontage, The Avenue road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	The proposal would include redevelopment of land and buildings that are now redundant from their industrial use which would improve the appearance of the local area. Although separated from the main part of Godmanchester it adjoins homes at Riverside Mill and is just over the River Great Ouse to Huntingdon town centre. Development could be effectively integrated with the existing place.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site adjoins to both Godmanchester, to the south, and Huntingdon, to the west, Conservation Areas. There are also listed buildings, namely the Riverside Mill apartments, and a medieval bridge to the north west. Therefore the development could have an impact upon designated heritage assets.

Summary of SA

The site is partially constrained by fluvial flood risk. It is wholly previously developed land and contains a range of buildings and hardstanding. It is in close proximity to services and facilities in Huntingdon town centre as well as a range of employment opportunities. It is accessible to both railway and bus services. It has very good access to open spaces. There is a slight risk of pollution impacts being experienced. Development would make effective use of the land and provide the opportunity to create new homes in a highly sustainable location.

Updates after initial appraisal

Godmanchester 2: Corpus Christi Paddock, Godmanchester

- 1.15** As identified in the LAA the constraints arising from the heritage assets compounded by the multiple difficulties in achieving access mean that the site is considered unsuitable for development and therefore not achievable.

Godmanchester 3: Dexters Farm, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	<p>The housebuilder promoting the site has a clear policy for promoting sustainable building practices and aspirations.</p> <p>The site is well beyond any air quality management area.</p> <p>The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1, with very minimal surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site is remote from all of Natural England's 'Access to Green Space Standards' and has limited capacity for integration into the existing blue or green infrastructure network. However, it does have capacity for 230 homes with natural, green or open spaces included within the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the designated nature assets.</p> <p>The site is remote from Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity to improve habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The proposed development would make efficient use of the land. As a freestanding site the proposed development would constitute a significant further extension to the south from Whitehill Gardens parallel to the A1198 and the north eastern half of the site adjoining Godmanchester Rovers Football Ground. As such the site has very little relationship to the main built form of Godmanchester. The current character of the area is agricultural with a slight ridge crossing the site emphasising the relationship with the open countryside to the south.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The site adjoins Godmanchester Rovers Football Ground and proposed sports pitches both of which may generate noise and light pollution but are frequent uses in proximity to residential developments.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for 200-230 homes with a mix of market and affordable tenures; it is of a scale to provide a mix of housing types and tenures.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is approximately 3km from Huntingdon town centre, measuring from the site frontage onto the A1198.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of St Anne's Church of England Primary School and Godmanchester Bridge Academy.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	<p>The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.</p> <p>Connectivity to all is impeded by the lack of a footpath link along the A1198 by the southwestern corner of Romans' Edge.</p>
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is approximately 500 metres from The Chord Business Park and Roman Way Small Business Centre and 1km from Cardinal Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of Huntingdon train station and approximately 500m from a bus service rated C+ on the Place-Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is approximately 400m from a public footpath along the site frontage (A1198).
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site benefits from being promoted by the developer of the adjoining site who could provide physical connectivity between this and Whitehill Gardens. A consistency of character could be achieved with this. However, the landform rises to the east and emphasises the relationship of the land with the wider agricultural landscape.</p> <p>A key route is suggested through the site which the promoter suggests could enable access to substantial further land around the south and east of Godmanchester as far up as the A1307. However, the promoter of Godmanchester site 4 (Emmanuel Knoll Village) has an alternative proposal for an access further south which would negate the need for this link. Effective masterplanning between both sites would be advantageous should they both come forward for development.</p> <p>As a freestanding site there would be challenges in successfully integrating development into Godmanchester despite the immediate connectivity into Whitehill Gardens due to the lack of formal footpath linkages into Romans' Edge.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage within or in close proximity to the site

Summary of SA

This site is greenfield and classified as grade 2 agricultural land. It is within flood zone 1 and experiences minimal surface water flood risk. There are no nature conservation designations or heritage assets within the site's immediate vicinity. The site is within access thresholds of local services and facilities including primary education although safe walking routes are not always available due to the lack of a safe footpath along the A1198 by the southwestern edge of Romans' Edge. It also benefits from reasonable proximity to public transport services. There are significant challenges in terms of impact on the wider landscape and the form and character of Godmanchester due to the site's detachment from the main built form.

Updates after initial appraisal

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Godmanchester 4: Emmanuel Knoll Village, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	<p>The site promoter is advocating inclusion of a solar park within the scheme to help meet around 40% of its energy needs along with consideration of battery storage, rooftop solar and a microgrid.</p> <p>The site is well beyond any air quality management area.</p> <p>The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 and has minimal risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The land is wholly greenfield.</p> <p>The northern half of the site is grade 3 agricultural land and the southern half is grade 2.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site is remote from Natural England's 'Access to Green Space Standards' but has capacity for 800-1,200 homes with open space and biodiversity enhancement included within the site.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for improvements strategic in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site promoter suggests a development of 800-1,200 new homes with a relief road taking traffic between the A1307 and A1198. The southernmost point of this would be around 900m south of the roundabout on the A1198 leading into Gumcester Way and London Road. This is around the same distance as this roundabout is south from that of the A1198 with the A1307. This would significantly impact on the rural approach to the southern edge of Godmanchester.</p> <p>The site promoter's scale of proposed development would represent an increase of just over 30% to the number of homes in Godmanchester. It would also represent increasing the land area of the town by half.</p> <p>The proposed site would reinforce the change to the character of Godmanchester instigated by the Romans' Edge development which has in itself led to growth to the east of the A1198 of over 30% since 2016.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The proposal would form a significant further extension to the south and east of Godmanchester with little relationship to wider Godmanchester although with potential to relate well to the form and character of Romans' Edge. The landform slopes to both the northwest and southwest from the centre of the site with slopes down towards Romans' Edge from which development on the site would be highly visible and affect the character of that area which currently adjoins open countryside.</p> <p>The proposed concept layout for the site indicates just 27.55 ha (26%) being used for residential development with 6.3% used for the relief road and a total of 58.3% being used for a variety of open space uses and drainage attenuation. With less than 30% of the 106ha site being proposed for built uses it is not judged to make efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The northern and southern boundaries would both be at risk of suffering some noise, light and air pollution due to their proximity to the A1307 and A1198. The western corner would adjoin proposed recreational land next to Godmanchester Rovers Football Ground which may give rise to limited noise impacts but these would be nothing beyond that expected to be associated with a large scale development. The scale of the development is such that it has some potential to generate light, noise and visual impacts.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The would support a wide range of types, sizes and tenures of homes.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of Huntingdon town centre measuring from the site frontage onto the A1198.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site promoter proposes 800-1200 homes and a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site has capacity for employment uses including commercial leisure and retail use. It is also within 1.5km of Established Employment Areas, namely The Chord Business Park, Roman Way Small Business Centre and Cardinal Park. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of Huntingdon train station but is beyond 800m of a bus service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	The site is approximately 900m from a public footpath along the A1198.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site promoter does not propose any dedicated employment land within the site; although a mixed use 'village centre' is proposed with a community hub, retailers and flexible workspace facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal would not reinforce the existing local centres in serving their communities but suggests creation of new facilities to service the new community.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is wholly greenfield with extensive views over the site from multiple public vantage points including within Romans' Edge, along the A1198 and along the A1307. The scale of the proposed site would necessitate masterplanning and opportunities are available for integration into Romans' Edge. The low proportion of the site proposed for built development would facilitate its ability to be sensitive to the local environment, for instance through retention of land with a historic ridge and furrow pattern within the open space provision.</p> <p>However, there are challenges to integrating the site into Godmanchester. The southern part of the site is completely separate from Godmanchester as indicated by the presence of two intervening proposed development sites (Godmanchester 3 and Godmanchester 8). The southwestern most field is proposed to be retained in agricultural use with the relief road cutting through it. Should the site be developed in isolation this road link would not be sensitive to the rural character of the area. If the relief road proves not to be achievable the site would struggle to provide safe access appropriate to the scale of proposed development.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage within or in close proximity to the site

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Summary of SA

The site is greenfield land comprising a mixture of grade 2 and grade 3 agricultural land. It is within flood zone 1 and has little risk of surface water flooding. The site promoter is advocating development to enhanced environmental standards with an on-site solar energy park to meet around 40% of the site's electricity needs. Development would not impact on any designated nature conservation assets but equally would not contribute positively to strategic habitat connectivity.

The site is extensive and the amount of residential development proposed for the amount of land involved would not represent an efficient use of land. The site would form a substantial extension to Godmanchester and hence impact on its wider form and character although would represent a continuation of the character established by Romans' Edge forming a further new neighbourhood to the east of the A1198. It would however support provision of a wide range of housing sizes, types and tenures. The site is within most threshold distances for public transport and services although safe footpath connections do not currently exist from the southern part of the site and routes would need to connect through Romans' Edge. Both northern and southern edges of the site may be subject to pollution impacts from adjacent roads. There are no designated heritage assets likely to be impacted and the concept plan proposes retention of the existing ridge and furrow pattern within one field.

Updates after initial appraisal

Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is well beyond any air quality management area.</p> <p>The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is very minimal risk of fluvial flooding with climate change at 1 in 100 (Design flood) across less than 1% of the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Over 99% of the site is in flood zone 1 but there is some risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The land is wholly greenfield.</p> <p>The site is almost entirely grade 2 best and most versatile agricultural land with a very small portion of grade 3 land in the western corner.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site is remote from Natural England's access to green space standards; it promoted for 300 homes with natural, green or open spaces included within the site.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the designated nature assets.</p> <p>The site is approximately 1.2km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has limited capacity for improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	~	<p>The site is situated between relatively dense modern residential development and open agricultural land. The proposed density is relatively high so would make efficient use of land but may leave insufficient open space for the proposed density of residents particularly given the likely full occupancy of the suggested 60% affordable housing. The form would continue the incremental growth</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>south of Godmanchester aligning broadly with the extent of Whitehill Gardens to the east of the A1198. The site promoter's proposed density and form do not respect the adjoining cemetery despite their acknowledgement of the potential need for its extension. The westernmost extent of the proposed development shown on the indicative masterplan would protrude beyond the building line established by development to the north and impact on the character of open paddock land that parallels Stoneyhill Brook.</p> <p>Development would be visible on the approach to Godmanchester along the A1198 beyond the immediate tree screening extending the impact on the landscape over current development of which only rooftops can be seen. There would also be some impact on views from Silver Street. Whilst there is some screening from trees along the A1198 all other site boundaries are open to view and development would impact on the rural setting of the southern edge of the town.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is distant from any major sources of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures of homes. It is noted that the site promoter suggests providing 60% affordable housing.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 3km from Huntingdon town centre, measuring from the site frontage onto the A1198.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of St Anne's Church of England Primary School and Godmanchester Bridge Academy.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is approximately 300 metres from The Chord Business Park and Roman Way Small Business Centre and 1km from Cardinal Park. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of Huntingdon train station and approximately 350m from a bus service rated 'C+' on the Place-Based Carbon Calculator. A footpath along the site frontage would need to be created to link to the pavement that extends to the cemetery on the old London Road.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities;

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>Integration with the adjoining development would not be feasible as there are no connection points through so the only linkage into Godmanchester would be via London Road limiting its ability to effectively integrate with the existing place and community.</p> <p>The site promoter's proposed layout is dense for the edge of settlement location and provides very little scope for landscaping on the southern edge to mitigate the impact of the scheme on the adjoining countryside.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage within or in close proximity to the site

Summary of SA

The site is greenfield best and most versatile agricultural land. It is flood zone 1 but experiences surface water flood risk along the Stoneyhill Brook edge. Development would not impact on nature conservation designations but provides limited opportunities to contribute to enhanced strategic habitat connectivity. The site adjoins existing development on the southern edge of Godmanchester but there are no opportunities for integration with this to aid connectivity to the established community. The site promoter's proposed density would result in a relatively dense form of development adjoining the adjoining open countryside with impacts on long distance views. The site has good accessibility to primary education, social, sporting, local retail facilities and employment. The site has reasonable public transport connectivity. No heritage assets would be impacted by the development.

Updates after initial appraisal

1.16 Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	N	<p>The site is situated between Godmanchester and the A14 but only the eastern parts have close access to the this via the A1198 and then only onto the westbound carriageway due to the limited nature of the junction. All other car based travel would involve routes through Godmanchester impeding integration of the recent development of Romans' Edge into the main built up area or through Godmanchester to the Offords and Buckden to access the strategic highway network. Car based travel may be incentivised unless substantial investment in new and extended bus routes were to be provided to support changing travel modes from private to public transport dominated.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, although a brief reference is made suggesting that the opportunity for on site renewable energy generation infrastructure will be explored.</p> <p>The site could incorporate green infrastructure on site and it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so the site has good potential for linkages.</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	+	<p>The risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is just over 8% of the site area. This is focused in the western parcel of the site which lies in the Ouse Valley floodplain. This western parcel has potential to be retained and enhanced as open space for biodiversity net gain and flood attenuation as there is only access via a farm track. This could support habitats in the Ouse Valley with adjusting to the impacts of climate change.</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	N	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p> <p>Most of the land is classed as flood zone 1, however the westernmost parcel is primarily flood zone 3b. Just over 4% of the site is at risk of flooding from surface water primarily associated with existing drainage ditches.</p>
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	<p>The site is almost entirely greenfield with the exception of a very small number of residential properties scattered within it so development would not contribute to prioritising redevelopment of previously developed land. The land primarily comprises grade 2 best and most versatile agricultural land with a small area of grade 3 towards the north west and a very small portion of grade 4 within the Ouse Valley river corridor area. Development would not support use of urban, non-agricultural or lower grade agricultural land.</p>
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	--	
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	+	<p>The site includes land on the western edge which lies within the Ouse Valley Green Infrastructure Priority Area, however, it is not currently accessible by public footpath as this lies on the western riverbank on this stretch. Much of the site lies within Natural England's access to natural green space standards due to proximity to Portholme. The strategic blue and green networks should not be compromised by development with the site promoters anticipating use of the western parcel of land adjoining the Ouse Valley for biodiversity net gain and open space. Given the scale of the site it would have capacity to provide additional open and natural green space.</p>
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 		
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	-	<p>At its closest point the site is less than 400 m from Portholme Special Area of Conservation and SSSI which are highly sensitive biodiversity assets. It is also less than 200m and 400m respectively of Brampton</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	Flood Meadows CWS and West Meadow CWS. Development may give rise to adverse impacts on Portholme through water being downstream of the site and air pollution being downwind of the prevailing south westerlies. The scale of the site may allow for opportunities for development of new green infrastructure that promotes connectivity of biodiversity sites.
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place? 	--	<p>The site is located within the South East Claylands Landscape Character Area which is characterised by high quality gently undulating landscape with linkages in this portion particularly to the Ouse Valley Landscape Character Area due to tributary streams connecting the landform. Arable agricultural land dominates the area with long established hedgerows and hedgerow trees being a distinctive feature. The local character has been changed with the rerouting of the A14 through the landscape mostly south of the site but this extensive area still has a rural character of productive farmland. Most of this length of the A14 is in a shallow cutting with embankments reducing the visibility of the road from the surrounding countryside.</p> <p>The potential scale of the development, particularly if the intervening parcels of land were incorporated to form a single cohesive site, would have a very significant impact on the landscape which currently has no significant urban characteristics. Other than the presence of the Roman Road of Ermine Street on the eastern edge of the site there are no obvious heritage links on which to focus a sense of place. Instead, the proposed development and its close relationship to the existing community of Godmanchester would be likely to have a significantly detrimental impact on the distinctiveness and sense of place of Godmanchester as the scale of development would overwhelm the existing town.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>Development at this scale would generate substantial traffic demands. There is no access to the eastbound A14 so all traffic seeking to travel towards Cambridge would need to use the A1198/ A1307 route drawing substantial numbers of vehicles through the existing town including on a 30 mph stretch with several pedestrian crossings and accesses to the connect Romans' Edge into the main part of Godmanchester. Queuing at these crossings and junctions would generate air pollution from idling vehicles. The site has very limited connections to existing cycle paths and bus routes which would need extending to provide active and public transport alternatives.</p> <p>Elements of the site straddle the A14 which has potential generate to enhanced levels of air, noise and light pollution on future residents. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development.</p>
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	++	<p>The site is located south of Godmanchester which relates well to the Ouse Valley linked core of towns within southern and central Huntingdonshire.</p> <p>In term of market demand and meeting community needs, the site is located within the Godmanchester and Hemingford Abbots ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Godmanchester and Hemingford Abbots ward is the thirteenth most expensive of the 26 wards in the district. This indicates that there is an average level of market demand and average costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates the Godmanchester and</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Hemingford Abbots ward was the joint third most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery of homes in a location that would help to meet existing demand.
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	-	<p>The site is very large but falls solely within the Godmanchester and Hemingford Abbots ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived) indicating that it suffers relatively little deprivation.</p> <p>Social and community facilities would be expected to be included on site as part of the development. The site is generally within 5kms of Huntingdon town centre allowing access to a wider range of services and facilities. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	+	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	<p>The site comprises greenfield agricultural land so development would not contribute to regeneration in any way.</p> <p>The site promoter suggests a capacity of 8,120 new homes with all others uses to be determined subject to masterplanning. Employment, retail and commercial leisure are indicated as being proposed along with supporting infrastructure but it is clearly intended to be a residential led scheme with limited provision to diversify economic opportunities within the district.</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	-	
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	-	There are currently no segregated cycle paths within the site area and the only public footpath is the long distance Pathfinder Way which provides a north-south linear route along Silver Street and over the

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>A14. There is access from the eastern side of the site to limited bus services connecting Huntingdon and Godmanchester to Cambourne and towards the western wide of the site connecting to St Neots. Significant improvements to public transport services would be required to support this scale of development in order to promote sustainable modes of transport to integrate the site with Godmanchester and other nearby settlements to maximise connectivity to other services, facilities and employment opportunities and providing connections to the rail network.</p>
SA13	<ul style="list-style-type: none"> • Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism? 	--	<p>While the site has potential to attract new investment and provide opportunities to support the resilience of the local economy the site promoter has not put forward any information on the scale or nature of potential employment or retail development that might be incorporated into the scheme to indicate if it would contribute to a balanced portfolio of employment land. Whilst the site promoter suggests the site would benefit from direct vehicular links to Cambridge on the A14 this is not the case which may reduce the attractiveness of the location for inward investment.</p> <p>The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated.</p> <p>Tourism is unlikely to be a focal part of development on the site but development here could increase the number of visitors to the Ouse Valley and further support nearby tourism opportunities.</p>
SA14	<ul style="list-style-type: none"> • Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	<p>The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. The site promoter has suggested that retail, leisure and community uses could be included but with no indication of their potential scale.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site is close to Godmanchester which provides a limited range of local services with larger scale services available in Huntingdon. The additional demand generated from and expenditure capacity of the site's future occupants has some potential to assist in facilitating some modernisation of Huntingdon town centre.
SA15	<ul style="list-style-type: none"> <li data-bbox="293 600 1137 647">• Strengthen a local sense of place? <li data-bbox="293 647 1137 1174">• Retain the character of existing settlements? 	--	<p>The site is largely arable farmland which in itself does not have a distinct identity so any development scheme would need to have a strong design code to develop a new sense of place. The proximity of parts of the site to the western end of Godmanchester would have significantly detrimental impacts on the character of the existing town. The remainder of the site is more disconnected along much of the northern edge of the site which would substantial impede integration and rely on development of additional intervening land to support access to wider services and facilities.</p> <p>The scale of the proposed development would dwarf Godmanchester being more than double its present size alone. Once completed as an extension to Godmanchester the combined size would exceed the current size of Huntingdon impacting on the long established relationship between the two settlements with Huntingdon historically serving as the larger market town providing services to Godmanchester's residents.</p>
SA16	<ul style="list-style-type: none"> <li data-bbox="293 1190 1137 1254">• Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the eastern boundary so there is high potential for archaeological value in the vicinity of this.

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Summary of SA

The site is wholly greenfield and primarily comprises best and most versatile agricultural land. It is a low risk of flooding and hence relatively less vulnerable to enhanced flooding through climate change. Development would have potentially detrimental impacts on the Ouse Valley Green Infrastructure Priority Area and the Portholme SAC and SSSI. Although the local character of the landscape has been changed by the A14 being rerouted through it the overall feel remains rural as most of this length of the A14 is in a shallow cutting with embankments reducing the visibility of the road from the surrounding countryside. The site is extensive and additional land would need to be incorporated to create an contiguous site. The site adjoins Godmanchester on the western side and but is more disconnected along much of the northern edge of the site substantially impeding integration. Thus, the proposed development would have a significantly detrimental impact on both the wider landscape and on the character of the existing small town of Godmanchester. Proximity to the A14 and the scale of the proposed development would enhance risks of air and light pollution. The site is located in an attractive area in terms of the housing market but would not contribute to regeneration or reducing deprivation particularly. There is no clarity over the employment elements of the proposed development; the scheme's lack of direct access to Cambridge via the A14 is a potential impediment and employment uses could give rise to substantial harm due to the amount of traffic that may be drawn through Godmanchester on the A1198 to access the A1307 to reach Cambridge. The proposed scale and location of the scheme would be sufficient to create a sense of place through good design but would substantially damage the character of Godmanchester and its relationship to Huntingdon as a larger market town.

Updates after initial appraisal

1.17 Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester

Note: This site has been submitted twice for the same uses, once by the landowners directly and the other by a site promoter acting on behalf of the landowners:

- CfS:285 for residential uses by the landowner directly.
- CfS:369 for residential development by a planning agent on behalf of the landowners.

Each submission has been assessed within this SA to avoid duplication.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is well beyond any air quality management area.</p> <p>The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	The site is not at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly in flood zone 1 even accounting for climate change.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site is remote from Natural England's access to green space standards; it is promoted as part of a larger scheme which could exceed 200 new homes with natural, green or open spaces included within the site.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is approximately 1.4km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has limited capacity for improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is distant from any major sources of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site would support a wide range of types, sizes and tenures of homes.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5kms of Huntingdon town centre and 1km from the Co-op at Romans' Edge.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	It is beyond the 800m target distance to either of the primary schools in the southern part of Godmanchester.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.</p> <p>Standard broadband is available in the vicinity of the site.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is within 800m of a bus stop with a service rated C+.</p> <p>There is no pavement along the A1198 frontage but a footpath can be reached within 500m</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	<p>The proposal is for residential development.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site cannot be integrated with the existing built up area of the town as it is separated from Stokes Drive by an intervening field and from Whitehill Gardens by the A1198 and a tree belt. Given its separation development would be out of character with the surrounding area unless it formed part of a larger scheme with land to the north.</p> <p>Alternatively, if developed as part of the larger proposal of 4 sites plus the additional 2 sites necessary to connect these into Godmanchester it would comprise a relatively large urban extension that would have a detrimental impact on the character of southern Godmanchester.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the eastern boundary so there is potential for archaeological value in the vicinity of this.

Summary of SA

The site is greenfield best and most versatile agricultural land located in flood zone 1. The site is separated from the built up area of Godmanchester by an intervening field (put forward as Godmanchester 5) and would be wholly dependent on development of that land to generate sustainable development of the site allowing for any integration into the existing community notwithstanding that is challenging for Godmanchester 5 too. Development would not impact on nature conservation designations but provides limited opportunities to contribute to enhanced strategic habitat connectivity. The site has been promoted both individually by the owner for 138 new homes and by an agent as part of a larger scheme for around 530 new homes. Its location adjoining the adjoining open countryside would give rise to impacts on long distance views. The site has good accessibility to primary education, social, sporting, local retail facilities and employment. The site has reasonable public transport connectivity. No heritage assets would be impacted by the development.

Updates after initial appraisal

1.18 Godmanchester 8: Land West of A1198 - (East of Bleakley Farm), Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is well beyond any air quality management area. The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	The site is not at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly in flood zone 1 for fluvial flood risk even accounting for climate change with around 5% subject to surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from Natural England's access to green space standards and if developed as a freestanding site would not have capacity for any significant natural greenspace to be provided within the site.</p> <p>If brought forward as part of the larger proposed scheme it could exceed 200 new homes and have natural, green or open spaces included within the site.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is approximately 1.5km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has very limited capacity for improvements in strategic habitat connectivity given the nature of the intervening uses

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is distant from any major sources of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site could support a wide range of types, sizes and tenures of homes.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5kms of Huntingdon town centre and 1.1km from the Co-op at Romans' Edge.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	It is beyond the 800m target distance to either of the primary schools in the southern part of Godmanchester.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is 800m from Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	Standard broadband is available in the vicinity of the site.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 800m of any bus stop.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	There is no pavement along the A1198 frontage and the nearest footpath is around 900m away.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site cannot be integrated with the existing built up area of the town as it is separated from Whitehill Gardens by an intervening field (Godmanchester 3). This in itself has limited integration with the main built up part of Godmanchester. Given the site's separation, development would be out of character with the surrounding area unless it formed part of a larger scheme with land to the north which is outside of the site promoter's control and collectively the two sites would form an extension which would be out of character with the form of development in the town. If developed as part of the larger proposal of 4 sites plus the additional 2 sites necessary to connect these into Godmanchester it would comprise a relatively large urban extension that would have a detrimental impact on the character of southern Godmanchester.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the eastern boundary so there is potential for archaeological value in the vicinity of this.

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Summary of SA

The site is greenfield best and most versatile agricultural land located in flood zone 1. It is separated from the built up area of Godmanchester by an intervening field (put forward as Godmanchester 3) and would be wholly dependent on development of that land to facilitate any integration into the existing community although just these two sites developed in isolation would result in an unbalanced form of development extending south from the town along the eastern side of the A1198. Development would not impact on nature conservation designations but provides very limited opportunities to contribute to enhanced strategic habitat connectivity. Its location adjoining the adjoining open countryside would give rise to impacts on long distance views. The site has poor accessibility to primary education, social and local retail facilities and employment. The site also has poor public transport and active travel connectivity. No heritage assets would be impacted by the development.

Updates after initial appraisal

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Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is well beyond any air quality management area.</p> <p>The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	The site is not at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly is flood zone 1 for fluvial flood risk even accounting for climate change with around 11% subject to surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield.</p> <p>The site is wholly grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from Natural England's access to green space standards and if developed as a freestanding site would not have capacity for any significant natural greenspace to be provided within the site.</p> <p>If brought forward as as part of the larger proposed scheme it could exceed 200 new homes and have natural, green or open spaces included within the site.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 2kms of the Portholme SAC but more than 1km from the nearest SSSI.</p> <p>The site is approximately 1.6km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has very limited capacity for improvements in strategic habitat connectivity given the nature of the intervening uses</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is distant from any major sources of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site could support a wide range of types, sizes and tenures of homes
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5kms of Huntingdon town centre and 800m from the Co-op at Romans' Edge.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	It is 800m to the Bridge Academy in Romans' Edge.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is 550m from Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity of the site.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is within 800m of a bus stop with a service rated C+.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	There is no pavement along the A1198 frontage but a footpath can be reached within 500m
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site cannot be integrated with the existing built up area of the town as it is separated from Stokes Drive by 2 intervening fields and from Whitehill Gardens by the A1198 and a tree belt. Given its separation development would be out of character with the surrounding area unless it formed part of a larger scheme with land to the north.</p> <p>Alternatively, if developed as part of the larger proposal of 4 sites plus the additional 2 sites necessary to connect these into Godmanchester it would comprise a relatively large urban extension that would have a detrimental impact on the character of southern Godmanchester.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the western boundary so there is potential for archaeological value in the vicinity of this.

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Summary of SA

The site is greenfield best and most versatile agricultural land located in flood zone 1 with limited surface water flood risk. It is separated from the built up area of Godmanchester by 2 intervening fields (put forward as Godmanchester 5 and 7) and would be wholly dependent on development of those sites to facilitate any integration into the existing community; if this were to be delivered as a group of 3 sites they would result in an unbalanced form of development extending south from the town along the western side of the A1198. Development would not impact on nature conservation designations but provides very limited opportunities to contribute to enhanced strategic habitat connectivity. Its location adjoining the adjoining open countryside would give rise to impacts on long distance views. The site has reasonable accessibility to primary education, social and local retail facilities and employment. The site also has limited public transport and active travel connectivity. No heritage assets would be impacted by the development.

Updates after initial appraisal

Godmanchester 10: Land East of Silver Street, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	The site is proposed for open space and biodiversity net gain which could contribute towards reaching net zero carbon emissions locally.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is proposed for open space and biodiversity net gain which could contribute towards addressing the predicted impacts of climate change.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Stoneyhill Brook crosses the length of the site so part is at fluvial flood risk and it also experiences surface water flood risk but this is not incompatible with the proposed use.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	N	<p>As the site is proposed for open space and biodiversity net gain the impact is neutral.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site is within 1 km of Portholme with linkages through adjoining open space and Stoneyhill Brook and could contribute to natural green space.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 1 km of Portholme and could offer small scale opportunities to improve habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The proposed open space use could make efficient use of the land and protect its rural character.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposed use would not be likely to cause substantial pollution.</p>

1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The proposal is for non-residential use.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The proposal is solely for open space and biodiversity net gain uses.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The proposal is solely for open space and biodiversity net gain uses.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is remote from any bus service. Although not a segregated route Silver Street is a dead-end road that is extensively used for active travel for leisure.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is solely for open space and biodiversity net gain uses which would create minimal employment.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal is solely for open space and biodiversity net gain uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The proposal could reinforce the open space area immediately to the north and contribute to continuation of an open corridor of land along Silver Street protecting the Stoneyhill Brook channel.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within the site or immediate vicinity.

Summary of SA

The site has good potential for the proposed open space and biodiversity net gain use. It offers some opportunities for consolidation with the open space created west of Comden Drive and along Silver Street and for provision of habitat linkages between open countryside and Portholme.

Updates after initial appraisal

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Godmanchester 11: Land to the south of the A1307, Godmanchester

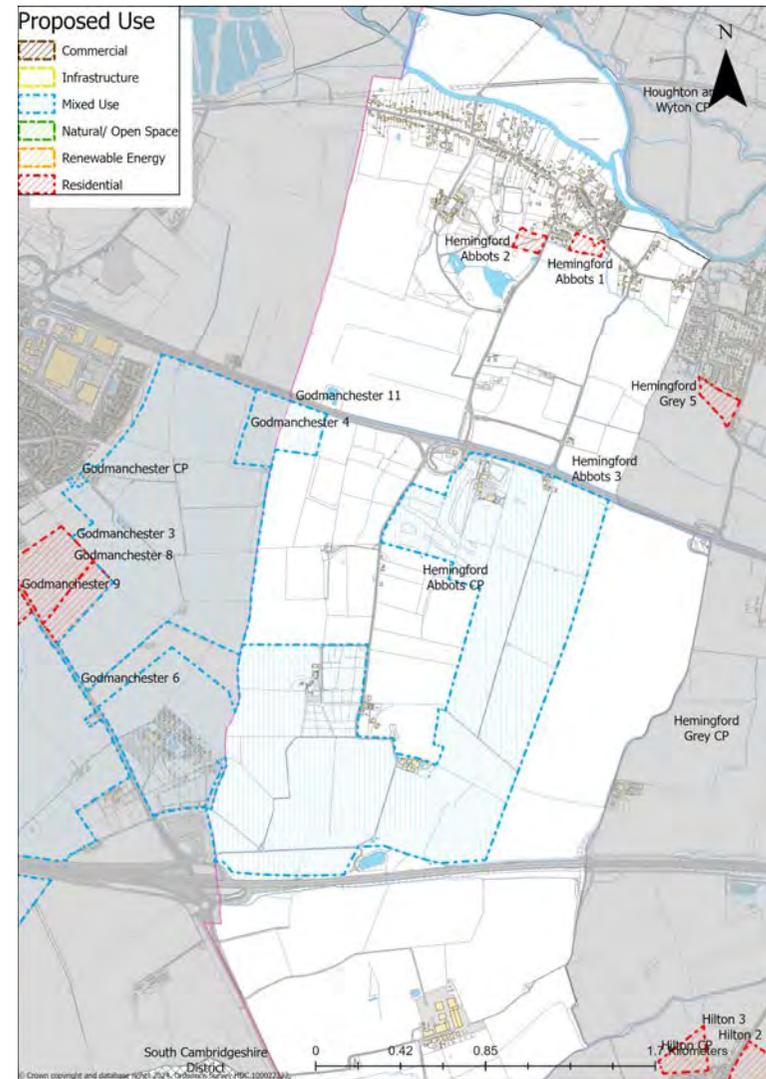
- 1.19** This site does not progress through to the sustainability appraisal as the proposed scheme cannot be delivered without substantial harm being caused to Emmanuel Knoll Plantation and is unsuitable as a freestanding scheme being dependent on adjoining land.

1 Central Huntingdonshire

Hemingford Abbots

1.20 A total of 3 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots
- Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots
- Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198) - this site also partially falls within Godmanchester parish.



Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots

- 1.21** As identified in the LAA, the entire site is covered with matured trees with Tree Preservation Order and is constrained by flooding. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and the very limited proportion of the site being located within a lower at risk zone and the protected trees on site, the site is considered unsuitable for development.
- 1.22** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) covers about 82% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>More than 50% of the site is in flood zone 2 and has recorded risk of surface water flooding</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200 m of a 0.5 ha area of natural green space.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1 km from Godmanchester Eastside Common which is a Site of Special Scientific Interest.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within a Green Infrastructure Priority Area and has potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the southern edge of Hemingford Abbots and adjoins residential development to the north. It relates well to the existing built development but it is exposed to the open country side adjoining the site to the south. The amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape because the site is within the conservation area and is in close proximity to a listing building (The Old Pavilion). The site promoter proposes residential uses of 9 homes which would not make an efficient use of land. Access to the site can potentially be achieved from Ridgeway road which adjoins the site to the east.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site promoter is seeking to develop the site for 9 market and/or affordable homes which will contribute to the housing needs of the district.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is Huntingdon which is in excess of 5km from the site. The nearest settlement is Hemingford Abbots but this does not have a local convenience shop.</p> <p>Hemingford Abbots does not have a primary school and the nearest primary school is in Hemingford Grey which is in excess of 1.5 km from the site</p> <p>The site is within 800 m from a place of worship, a public hall and a pub.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is more than 5 km from Huntingdon railway station and is within 800 m of a bus service rated F.</p> <p>The site is within 500 m of a public right of way</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are designated heritage assets that could be adversely impacted by the development

Summary of SA

The site is located in the southern edge of the village and can be effectively masterplanned to become part of the existing place and community. It is classified as grade 3 agricultural land and offers no opportunities to contribute to regeneration. Approximately 82% of the site is within flood zone 2 and would require an Exception Test through Level 2 SFRA. It is remote from educational, retail and employment destinations although it has reasonable access to local social facilities. It has limited public transport access but has good connectivity to the strategic transport network. The site is exposed to the open countryside, is within a conservation area and is in close proximity to a listed building. As such, the development would not contribute to protecting the form and character of the surrounding townscape and landscape. Also, the amount of development will not make an efficient use of land. Overall, the sustainability of the site is considered very poor for residential purposes.

Updates after initial appraisal

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Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	++	<p>The site promoter has advised of their aspiration to introduce a low carbon community heat network with both of the village areas having their own heat distribution hub providing decentralised locally sourced heating and hot water. Best practice is proposed in relation to construction techniques and materials. The site promoters are also advocating establishment of a sustainable transport corridor along a section of the A1307 to provide public transport and active travel connections towards Huntingdon.</p> <p>A green infrastructure network is proposed within the scheme integration biodiversity alongside facilities such as a country park. The Great Ouse green infrastructure priority area extends into the northern part of the site. Development of a green infrastructure network within the site could enhance this as well as supporting connections to Littlebury Meadows county wildlife site which lies just to the west of the site.</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	++	
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	++	<p>The risk of fluvial flooding even accounting for predicted climate change is very low on the site.</p> <p>The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	++	
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	-	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation. The site promoter is exploring a joint venture arrangement with Anglian Water for foul water disposal to connect</p>
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>directly to Huntingdon waste water treatment works. Installation of pre-treatment plants is also proposed to reduce the need for additional discharge permits into the River Great Ouse.</p> <p>Whilst fluvial flood risk is very low surface water flood risk will require some mitigation. A level 2 SFRA is required to demonstrate the detailed impacts and requirements. Given the scale of the site it is anticipated that there will be ample opportunities to manage and mitigate the level of flood risk.</p>
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	<p>The site is predominantly greenfield agricultural land so would have little impact on use of previously developed land. It is classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	--	
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	++	<p>The northern part of the site is within Natural England's access to natural greenspace standards for having a space of at least 20ha within 2kms. It is also generally within reasonable proximity of the open spaces along the Ouse Valley corridor. As much of the site is greenfield agricultural land it includes a series of established hedgerows and tree belts which could form the basis for opportunities for further provision.</p> <p>Current strategic blue and green infrastructure networks are not expected to be compromised by development of this site nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Great Ouse Valley river corridor and its associated flood meadows.</p>
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	++	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	++	<p>There are no designated sites of biodiversity or geodiversity value within the site. However, a county wildlife site, Littlebury Meadows, is situated just to the west of the site. Inclusion of a country park and green infrastructure network within the site may assist with connectivity to biodiversity assets within the Ouse Valley green infrastructure priority area. There are no tree preservation orders within the site.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	++	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	+	<p>The majority of the site lies within the South east Claylands landscape character area which is typified by a gently undulating landform of which the ridge running through the central part of this site is a typical feature. Established hedgerows are common in the character area of which there are many both within and surrounding the site. The layout of any future development could build on these as an established local feature contributing to provision of an established character within the new community. The northern edge of the site falls within the Ouse Valley landscape character area which focuses on the blue and green corridor associated with the river. The site is peripheral to this area and is cut off from it by the A1307.</p> <p>There are limited opportunities for the proposal to reinforce local distinctiveness as it has little relationship to existing settlements. The green infrastructure network could contribute to reinforcing the distinctive character of the wider Ouse Valley area and the open nature of the countryside of the south east claylands. As a new community the masterplan would need to create a sense of place and identity of its own.</p>
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		
SA8	<ul style="list-style-type: none"> Promote actions to reduce contributions to air pollution? 	+	<p>The proposed masterplan places a strong emphasis on promotion of active travel and public transport options connected by on-site mobility hubs to facilitate interchange between these modes. A potential</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 		<p>sustainable travel corridor along the route of the A1307 is also promoted. These would all have the potential to reduce contributions to air pollution relative to the scale of development proposed.</p> <p>The site is bounded by major highways to north and south so is already exposed to light and noise pollution. Development on the raised central portion of the site could lead to light pollution impacting on settlements further afield. The illustrative masterplan focuses development away from this area to reduce this impact.</p>
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	++	<p>The site is located in close proximity to Huntingdon, St Ives and Godmanchester and development could contribute to meeting the needs of current and future residents and businesses in the local area. It is also accessible to the A1307 and A1198 routes which could offer access to Cambridge and other major employment locations although sustainable travel options are currently limited.</p> <p>In terms of market demand and meeting community needs the site is located within the Godmanchester and Hemingford Abbots ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows this ward as the thirteenth most expensive of the 26 wards in the district indicating it is at the mid-point of market demand and average costs for people looking to purchase homes in the locality relative to the district as a whole. Rental data for October 2022 to October 2023 indicates this ward as the fifth most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	N	<p>The site is situated within the Godmanchester and Hemingford Abbots ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived). This indicates that the area experiences little deprivation so although development has potential to assist through provision of additional employment, education, skills and training and reducing barriers of housing and services these are not a priority in the local area.</p> <p>Social and community facilities would be expected to be included on site as part of the development. However, the site is within 5 kms of Huntingdon town centre and 7 kms of St Ives town centre when measured by road from the central point of the frontage onto the A1307 and slightly closer to St Ives town centre by active travel routes offering potential to enhance usage of services and facilities in these town centres. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	++	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	++	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>The site promoter proposes inclusion of a 6 ha employment area within the site along with community spaces supporting co-working. As with all major scale strategic sites development would also contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. there is no indication of the nature of employment proposed other than that it aims to contribute to a balanced and resilient economy.</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	Several public rights of way skirt the site but currently offer limited practical linkages. Public transport services currently use the A1198 connecting Huntingdon to Cambourne and onto Cambridge and opportunities could be taken to divert and enhance these services. The site promoter's vision document places a strong emphasis on public transport and promotes a sustainable travel corridor along the A1307 although engagement would be needed with Cambridgeshire County council to demonstrate the feasibility of this.
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? 	+	The site promoter proposes inclusion of a 6 ha employment area within the site along with community spaces supporting co-working. A strong emphasis is also placed on supporting home working. The scale of employment land would have potential to support retention and growth of indigenous companies. Sustainable tourism opportunities are unlikely.
	<ul style="list-style-type: none"> Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? 		
	<ul style="list-style-type: none"> Support retention and growth of indigenous companies? 		
	<ul style="list-style-type: none"> Encourage sustainable tourism? 		
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to the existing town centres of both Huntingdon (5kms) and St Ives (7kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? 	N	<p>The land currently has a largely agricultural character with its sense of place being that of the open countryside situated between key elements of the highway network. Development would alter the local character of the site and any scheme would need to create a wholly new sense of place.</p> <p>Development would be visible in long distance views from parts of the Hemingfords; the design and layout of any scheme would need to balance impact on these with facilitating long distance views that help to connect it to the surrounding area.</p>
	<ul style="list-style-type: none"> Retain the character of existing settlements? 		
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	+	<p>There is only one listed property within the site which directly faces onto the A1307 which impacts on its setting. Given the frequency of archaeological finds in the wider area related to Roman roads in particular there is potential for additional archaeological discoveries which could enhance understanding of the area's historic value.</p>

Summary of SA

The site is predominantly greenfield agricultural land at minimal risk of flooding. It has a distinctive landform typical of the character of the area with a central ridge of higher land influencing the character of the site and its relationship with the wider area. The proposed scheme is promoted with strong environmental credentials targeted at minimising the impact on climate change of any development scheme and promoting its resilience to unavoidable impacts. It is located with reasonable proximity to both Huntingdon and St Ives in an area of relatively strong market demand and low deprivation. The proposed mix of uses would contribute to provision of social and community facilities as well as housing. Employment provision, including that for home and co-working, is also included to reduce the need to travel. Strong active and public transport proposals are also promoted although their feasibility will need further exploration. Development would have some impact on landscape character but the site is bounded on three sides by existing highways which provide a degree of separation from the wider landscape at least at the local level. Any schemes would need to incorporate longer distance views into the layout to assist with integration into the surrounding area. The site has potential to link into the Ouse Valley green infrastructure priority area and promote additional habitat connectivity.

Updates after initial appraisal

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1 Central Huntingdonshire

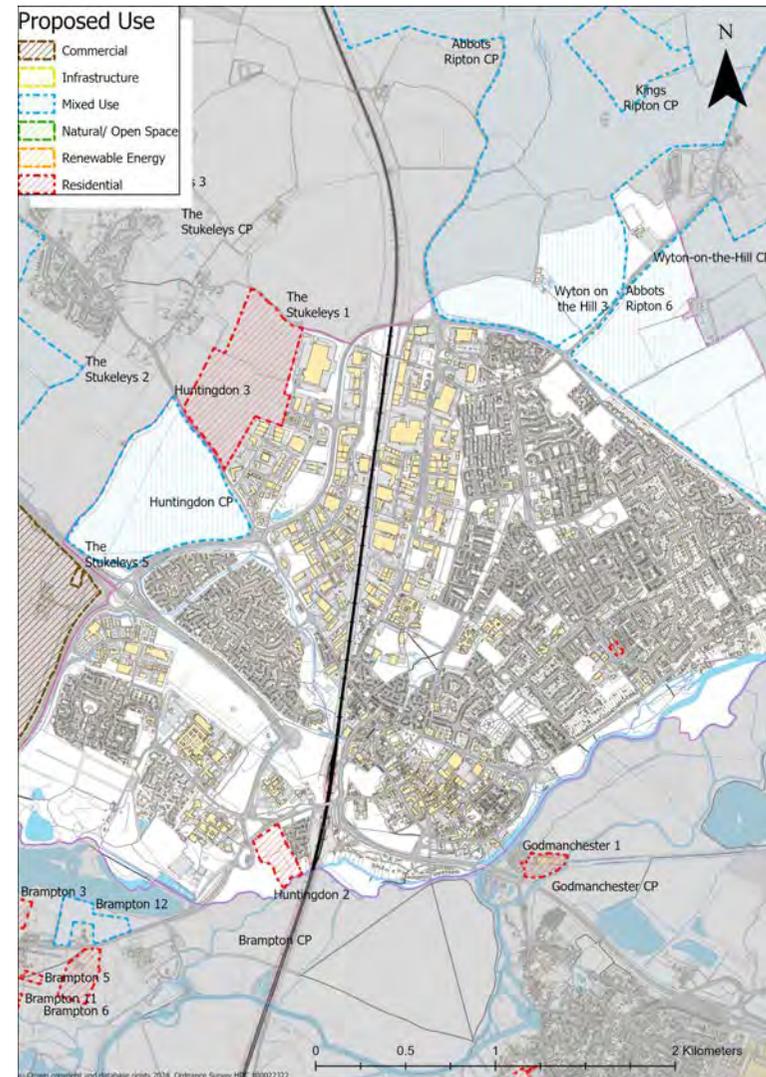
Huntingdon

1.23 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon
- Huntingdon 2: Land West of Scholars Avenue, Huntingdon
- Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)

1.24 Please note the following sites partially fall within Huntingdon parish:

- Abbots Ripton 6: Sapley Park Garden Village also partially falls within Huntingdon parish as well as Kings Ripton and The Stukeleys parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area so the site assessment has been included within Abbots Ripton parish of the North Central Huntingdonshire LAA document.
- Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - note that this site crosses over Huntingdon and Houghton and Wyton parishes and is predominately within Houghton and Wyton parish so the site assessment has been included within Houghton and Wyton parish of the Eastern Huntingdonshire LAA document.
- Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)- note that this site crosses over Huntingdon and Houghton and Wyton parishes and is predominately within Houghton and Wyton parish so the site assessment has been included within Houghton and Wyton parish of the Eastern Huntingdonshire LAA document.
- Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill) - note that this site crosses over Wyton-on-the-Hill and Huntingdon parishes and is predominately within Wyton-on-the-Hill parish so the site assessment has been included within Wyton-on-the-Hill parish of the Eastern Huntingdonshire LAA document.



Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is within 200m of an air quality management area.</p> <p>The site is previously developed with existing structures on site meaning that there is the potential to reuse materials and/or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	-	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1, there is some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	The site is wholly classified as urban and is previously developed consisting of an expansive single storey building used for community uses.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is remote from any natural greenspace.</p> <p>It has limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site is located within a residential part of Huntingdon with built development on all sides with housing to the north, east and south and Hartford Junior School to the west. It is in a very sustainable location.</p> <p>The site currently consists of a large single storey building formerly used for community and educational uses. The site promoter is exploring other uses for the site including the redevelopment of the site for residential uses. They have not provided a capacity for the site. The redevelopment of the site could provide an opportunity for a minor scale regeneration project similar to others that have been completed within the Oxmoor Estate. As such, redevelopment could contribute to enhancing and reflecting the form and character of the surrounding townscape and landscape. There are a mix of single storey and two storey properties around the site so careful masterplanning would be required to ensure that contemporary development relates well and harmonises with the surrounding properties.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is proposed for market and/or affordable housing. The site is 0.35ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 1.4km from Huntingdon town centre. It is again 1.4km from Sainsburys superstore and 100m from a Nisa Local.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is adjacent to Hartford Infant and Junior School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several local leisure and cultural facilities namely the Lord Protector Public House, Huntingdon Gymnastics Club and Riverside Park.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 2km of the St Peter's Road Industrial Area and also St Peter's Secondary School. It is also 1.4km from Huntingdon town centre. Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is approximately 2.3km from Huntingdon railway station. The site is within 300m of bus stops along Buttsgrove Way, these are rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by the Guided Busway which connects the site to Huntingdon bus station, St Ives and Cambridge. A pavement adjoins the site frontage.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities. The existing community and educational uses have already ceased on site so the site is currently not in operation.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

This is a previously developed site located within Huntingdon. It was formerly used for community and educational uses but the site promoter is now exploring other options for the site. There is some surface water flood risk. It is not constrained by nature conservation or heritage designations. It has very good connectivity to local services, facilities, shops, primary education and employment opportunities. It is within walking distance to Huntingdon town centre and is within 300m of bus stops served by the Guided Bus. Redevelopment would have to be carefully masterplanned and engagement with the local community to ensure successful integration and an appropriate design and density for the site.

Updates after initial appraisal

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Huntingdon 2: Land West of Scholars Avenue, Huntingdon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	-	To the east immediately adjoining the site is an Air Quality Management Area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 28% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	The site is mostly within flood zone 1 but the southern third of the site is at higher risk of flooding from Alconbury Brook with some of it falling within flood zone 3b. There is also increased risk from surface water flooding in the southern part of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is wholly classified as non-agricultural and is currently used as playing fields and open space.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site is wholly within 200m of 0.5 ha (Doorstep Standard), 300m of 2 ha (Local Standard) and 1km of 10 ha (Neighbourhood Standard) of natural green space.</p> <p>It has direct capacity to link to the blue or green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 0.5km of Portholme Meadows SSSI/ Special Area of Conservation. The railway line provides a key separator between the site and these designated sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is within the Great Ouse Valley Green Infrastructure Priority Area and has potential to contribute positively to habitat connectivity
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site adjoins existing residential development at Scholars Avenue and is currently in use as playing fields. The site relates well to Huntingdon. Development on the site will significantly alter the character of the area including the setting of heritage assets due to the sloping land levels. It will urbanise the landscape which now following the removal of the A14 viaduct is now much more open meaning development will have a more significant impact.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site may be at risk form increased levels of air, noise and light pollution arising form its proximity to Brampton Road (the B1514).
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for market and/or affordable homes. The site is over 1ha in size.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 850m of Huntingdon town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1.2km from the Cromwell Park Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	Huntingdon has numerous leisure and cultural facilities but the site is just beyond 800m of many of these except for the existing playing fields on the site and the Sandford Public House. It is proposed to provide alternative playing facilities within the development.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 750m from Hinchingsbrooke Secondary School and is within 850m of Huntingdon town centre. It is also within 3km of St Peter's Road Industrial Area, Stukeley Meadows Industrial Estate and Hinchingsbrooke and Ermine Business Park. Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 650m of Huntingdon train station. The site is within 800m of several bus stops, the closest is a bus stop along Brampton Road adjacent to the site rated D on the Place-based Carbon Calculator. The highest rated bus stop is rated B meaning there is a frequent service. This stop is served by the Guided Busway connecting Huntingdon to St Ives and Cambridge. There is a pavement to the east of the site which connects through Scholars Avenue.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail facilities but proposes to relocate the existing playing fields towards the south of the site and redeveloping the existing playing fields for housing.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The proposal could be integrated into the existing place and community, however, vehicular access to the site is a challenge as there is currently only a footpath connecting the site form Scholars Avenue. Additionally, the relocated playing fields are proposed to be placed within the southern part of the site where there is a higher risk of flood risk which means they not be useable at all times.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is located within a conservation area. Also, to the north west is the grade I listed Hinchingsbrooke House. The site's relationship to Hinchingsbrooke House and the setting which it forms is a key development constraint as it is prominent in longer distance views including those from the railway which is accentuated by the land sloping away to the south.

Summary of SA

The site currently greenfield with playing fields. It is located adjoining existing residential development at Scholars Avenue located on the southern edge of Huntingdon along Brampton Road. There is risk from fluvial flooding particularly in the southern part of the site. It is in close proximity to nature conservation and heritage designations including Portholme Meadow and Hinchingsbrooke House. The site forms an important part of the setting of Hinchingsbrooke House and is prominent in longer distance views. It has very good connectivity to local services, facilities, shops, primary education and employment opportunities. It is within walking distance to Huntingdon town centre and is within 800m of bus stops served by the Guided Bus.

Updates after initial appraisal

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Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is within 200m of an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	-	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 7% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The majority of the land is in zone 1, although a portion on the western edge is in flood zones 2 and 3a. Surface water flood risk is also greater along the western edge of the site, there is also an increased risk running through the centre of the site from Ermine Street to the A141.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land. It is almost all classified as grade 3 agricultural land apart from its northern most corner closest to Ermine Street which is classified as grade 2.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The majority of the site is within 1km of a 10 ha natural greenspace. The site also has capacity for approximately 1,000 dwellings and will provide natural greenspace within the site. It is proposed to provide some 21ha of natural green or open space.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km of the Great Stukeley Railway Cutting SSSI, it is just over 2km from the Portholme Meadow SSSI/ Special Area of Conservation.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site is located to the northwest of Huntingdon separated by the A141, it is also adjacent to the Ermine Business Park. It therefore has a close relationship with Huntingdon. It also has some relationship to Great Stukeley located to the north of the site. Due to the scale of the proposed development it can incorporate a mix of uses and largely be self contained with enough land used for landscaping. Development on the site will change the character of the area and extend the built form into the countryside, however, this impact can be mitigated by the capacity to integrate a comprehensive landscaping strategy.</p> <p>The proposed land uses and capacities follow those stated in the outline planning application on site and are also in line with the site's existing allocation status within Huntingdonshire's Local Plan to 2036 (site allocation HU1).</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is located along the strategic road network with the A141 to the south and Ermine Street to the east. There is therefore an increased risk of air, light and noise pollution. The proposal is also of a scale whereby it could increase these levels.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for 1,000 market and/or affordable homes and is of a scale to provide a mix of housing types and tenures.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 2km of Huntingdon town centre and about 2.5km from a Tesco superstore.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site has capacity for at some 1,000 dwellings and will include at least two primary schools.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	Huntingdon has numerous leisure and cultural facilities which the site is well connected to but is beyond 800m of. Equally, the site is beyond 800m of leisure and cultural facilities within Great Stukeley.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 5km of multiple concentrations of employment. It is adjacent to Ermine Business Park. It is also within 1km of the Stukeley Meadows Industrial Estate and within 2km of St Peter's Road Industrial Area, St Peter's Secondary School and Hinchingsbrooke Business Park. It is also within 3km of Hinchingsbrooke Secondary School.</p> <p>Superfast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is approximately 2.5km from Huntingdon train station. There is a bus stop located along the site's frontage along Ermine Street. This is rated as C- on the Place-based carbon calculator meaning there is a frequent service. This stop is served by a bus that connects from Huntingdon bus station to Peterborough via Alconbury Weald.</p> <p>There is a public right of way within the site. There is a pavement on the opposite side of the road from the site along Ermine Street.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The proposal includes some 1,000 sqm of retail floorspace and the provision of at least two primary schools which will provide a modest amount of employment.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The proposal includes some 1,000 sqm of retail floorspace which will largely serve the development but could also serve the needs of the wider community.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is of a scale whereby it can be comprehensively masterplanned so that it can become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby likely to be impacted by proposals.

Summary of SA

The site is greenfield and classified as grade 3 agricultural land. The site has few physical constraints other than flooding on the western edge, it is within 1km of a SSSI and just over 2km of Portholme Meadow. It has limited access to services and facilities but has good accessibility to employment opportunities and reasonable accessibility to public transport options. It is of a scale that can provide additional retail, social and employment uses alongside a mix of housing types, sizes and tenures. It is of a scale whereby it can be comprehensively masterplanned to become part of Huntingdon but also create its own sense of place and community.

Updates after initial appraisal

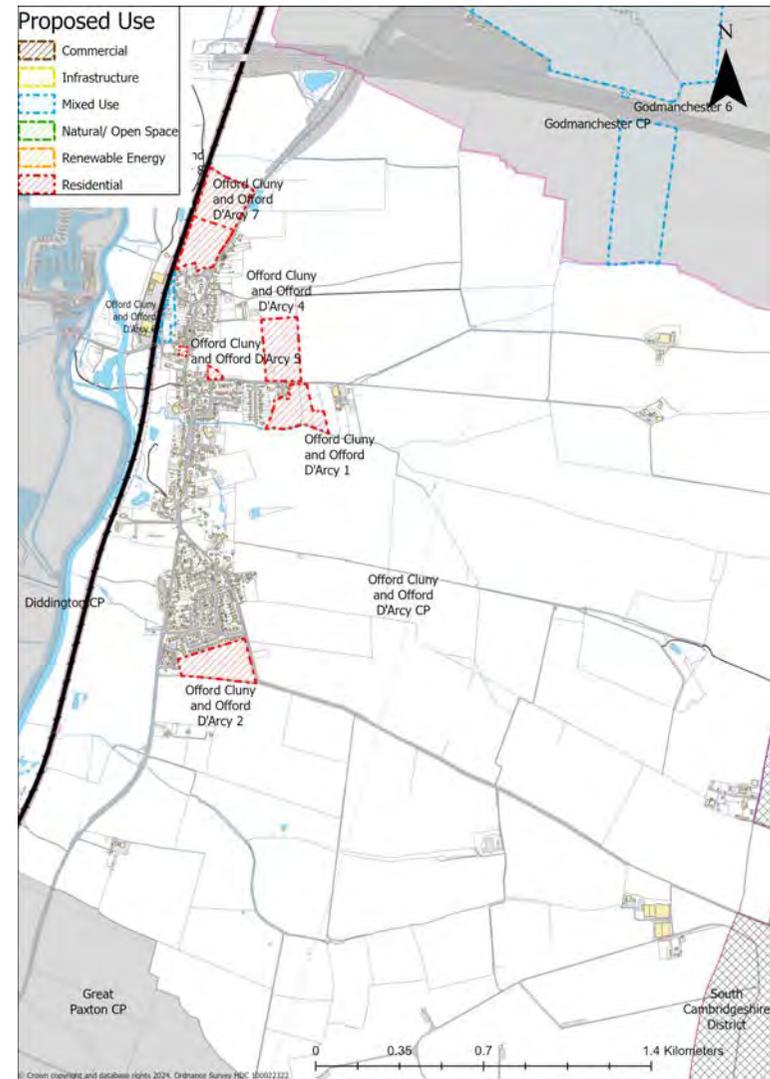
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Offord Cluny and Offord D'Arcy

1.25 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Offord Cluny and Offord D'Arcy 1: Land South of New Road, Offord Cluny
- Offord Cluny and Offord D'Arcy 2: Land to the West of Graveley Road, Offord D'Arcy
- Offord Cluny and Offord D'Arcy 3: Land adjacent to Manor Court, Offord Cluny
- Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny
- Offord Cluny and Offord D'Arcy 5: Land Opposite Manor House, High Street, Offord Cluny
- Offord Cluny and Offord D'Arcy 6: Land North of Station Lane, Offord Cluny
- Offord Cluny and Offord D'Arcy 7: Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny
- Offord Cluny and Offord D'Arcy 8: Land West of High Street and North of Dunstall Close (larger site), Offord Cluny



Offord Cluny and Offord D'Arcy 1: Land South of New Road, Offord Cluny

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>Approximately 95% of the site is within flood zone 1, approximately 47% of the site is at medium risk of surface water flood risk focussed predominantly in the southern half of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The western side of the site is within 200m of 0.5 ha of natural green space (Doorstep standard) and a small area in the south western corner is within 300m of 2 ha of green space (Local Standard), the rest is not. There is limited capacity for integration into the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature assets so it is unlikely it will have an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is approximately 300m from Natural Cambridgeshire's Green Infrastructure Priority Area and has some capacity to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is to the east of Offord Cluny on New Road. The site is situated in a location where residential uses cease and the area transitions to a countryside setting with views of open fields, this is also reflected in the narrowing of the road. The site is bounded to the west by a small residential site (the Glebe) and equestrian related units to the east, which are in keeping with the countryside setting. Mature trees and hedgerow bound the northern edge of the site screening it from passers-by. The site relates more to its countryside setting than the residential areas to the west.</p> <p>The density proposed reflects its edge of settlement location.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes and possible custom and self build homes. The site is over 1ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre. It is within 800m of a local convenience store within Offord Cluny.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Offord Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of Offord Village Hall, The Horseshoe Inn pub, All Saints Church, playing fields and Offord Recreation ground measuring from the site frontage onto New Road.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service. A footpath along the site frontage onto New Road will need to be created to join the site with a nearby pavement.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site has the opportunity through masterplanning to be integrated with residential development to the west however there may be issues relating to safety of pedestrians from the proposed development and those using New Road for active travel opportunities due to a lack of footpaths, the narrowness of the road and its setting within the wider countryside.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site and the listed buildings to the west in Offord Cluny will unlikely be impacted by the development. However, there is a conservation area approximately 100m north west of the site which could be impacted by the development.

Summary of SA

The site is constrained by fluvial flood risk on 5% of the site, the greatest restriction is surface water flood risk which affects the southern half of the site. The site is grade 2 agricultural best and most versatile land, is wholly greenfield and in use as an equestrian paddock.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church and recreation ground meaning local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenwable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best. Some of the site has access to natural green space. Landscape impact would be minimal and no heritage designations are affected.

The site is of a size that could contribute to the housing needs of the district. Its relationship with the countryside and the nearby conservation area could pose challenges to the comprehensive integration of the site with the village and nearby residential development.

Updates after initial appraisal

Offord Cluny and Offord D'Arcy 2: Land to the West of Graveley Road, Offord D'Arcy

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is entirely within flood zone 1, with minimal medium surface water flood risk from surface water on approximately 5% of the site in association with field boundaries and drainage.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	Approximately half of the site to the west is grade 3 agricultural land with the remaining land grade 2.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' but has capacity for 1.34 ha of natural, green or open spaces to be included within the site. It has limited capacity for linkages to the existing green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site adjoins to Natural Cambridgeshire's Green Infrastructure Priority Area and has some capacity to contribute to improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site relates well to the existing settlement sitting immediately south of residential properties within Offord D'Arcy, the site is screened by existing trees and hedgerow from the open countryside to the south, creating a natural barrier meaning landscape impact would be limited if they were retained. The density proposed reflects its edge of settlement location.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes and possible custom and self build homes. The site is over 1ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of a town centre, 2.5km from a freestanding supermarket and approximately 1.1 km from a local convenience store measuring from the site frontage onto Gravelly Road.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1km of Offord Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of playing fields, The Horseshoe Inn pub, and St Peters Church
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service. There is a pavement that runs along the site frontage directly opposite the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site sits immediately south of residential development and has the opportunity through masterplanning to be integrated with the residential development to the north through the provision of extended pavements ensuring safety of pedestrians. The site has little relationship to the countryside to the south as it is substantially screened with trees and hedgerow. The design, layout of the site and elevations would require consideration of chalet bungalows to the north to avoid overbearing. The transport impacts on the village due to increased population would require assessment to ensure safety.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within the site. The listed buildings north of the site are separated by an existing built up area and therefore it is unlikely the development would negatively impact their setting.

Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. Approximately half of the site to the west is grade 3 agricultural land with the remaining land grade 2. The site is wholly greenfield agricultural land.

The site is beyond 5km of a town centre, access to a local convenience store is within 1.1km and a primary school 1km, the site is within 800m of a pub, church and recreation ground meaning some local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenwable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best. The site adjoins to Natural Cambridgeshire's Green Infrastructure Priority Area and has some capacity to contribute to improvements in habitat connectivity. Landscape impact would be minimal and no heritage designations are affected.

The site is of a size that could contribute to the housing needs of the district. The site has the opportunity through masterplanning to be integrated with the residential development to the north through the provision of extended pavements ensuring safety of pedestrians. The site has little relationship to the countryside to the south as it is substantially screened with trees and hedgerow. The design, layout of the site and elevations would require consideration of chalet bungalows to the north to avoid overbearing.

Updates after initial appraisal

Offord Cluny and Offord D'Arcy 3: Land adjacent to Manor Court, Offord Cluny

1.26 As identified in the LAA the site is not suitable for development due to its impact on the setting of a Grade II heritage asset, the removal of established trees and establishment of residential properties would fundamentally impact the character and setting of the listed building and the conservation area, whilst also significantly reducing the biodiversity and ecological value of the site. As such a sustainability appraisal of the site has not been undertaken.

Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is entirely within flood zone 1, with risk from medium surface water covering just under 20% of the site predominantly along the western side.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' and has limited capacity for linkages to the existing green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets and it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is approximately 0.5km from the Natural Cambridgeshire's Green Infrastructure Priority Area and has limited capacity to contribute to improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located to the east of Offord Cluny. Although lower density residential development is present to the south/south west of the site, the proposed site relates more to the open countryside by being exposed within the wider rural landscape with little connection to the residential development of Offord Cluny. The site promoter proposes

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			50 market and/or affordable homes and 40 self and custom-build plots creating significant residential expansion which has the potential to detrimentally impact on the landscape setting and is disproportionate in nature to the current character of the area.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes and possible custom and self build homes. The site is over 1ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre. It is within 800m of a local convenience store within Offord Cluny.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Offord Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of Offord Village Hall, The Horseshoe Inn pub, All Saints Church, playing fields and Offord Recreation ground measuring from the site frontage onto New Road.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service.</p> <p>A footpath along the site frontage onto New Road will need to be created to join the site with a nearby pavement.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is wholly greenfield land and offers no opportunity for regeneration. The site is removed from substantial residential development, its prominence within the wider countryside setting provides significant challenges in effectively masterplanning a large residential expansion to become part of the existing community.</p> <p>There may be issues relating to safety of pedestrians from the proposed development and those using New Road for active travel opportunities due to a lack of footpaths, the narrowness of the road and its setting within the wider countryside. The transport impacts on this location due to increased population would require assessment to ensure safety.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings to the west which could be impacted by the development. The western boundary of the site is immediately adjacent to the conservation area and the setting of Manor House - a Grade II listed building, which has a distinct relationship with its edge of settlement location. Impact on the setting of the listed building and removal of established trees may significantly impact the character, setting and biodiversity and ecological value of the site.

Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. The site is wholly greenfield grade 2 agricultural land.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church and recreation ground meaning local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best. The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards and has limited capacity for linkages to the existing green or blue infrastructure network. The site relates strongly to the open countryside meaning landscape impact would be significant especially in the context of the scale of the site, it would require careful landscape mitigation and is disproportionate in nature to the current character of the area. The site adjoins to a conservation area and development could significantly impact on the setting of the Grade II listed building immediately west of the site.

The site is of a size that could contribute to the housing needs of the district. The site is wholly greenfield land and offers no opportunity for regeneration. The site is removed from substantial residential development, its prominence within the wider countryside setting provides significant challenges in effectively masterplanning a large residential expansion to become part of the existing community. The transport impacts on this location due to increased population would require assessment to ensure safety.

Updates after initial appraisal

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Offord Cluny and Offord D'Arcy 5: Land Opposite Manor House, High Street, Offord Cluny

1.27 As identified in the LAA, the site is 0.12ha, which is under the threshold for assessment in the LAA. As such, a sustainability appraisal for the site has also not been undertaken.

Offord Cluny and Offord D'Arcy 6: Land North of Station Lane, Offord Cluny

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part previously developed land and part greenfield meaning there are some opportunities to reuse an existing site, the site has been intermittently used for storage, it is not expected that reuse of buildings would be possible.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 65% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>Approximately 35% of the site is within flood zone 1 and approximately 63% of the site is within flood zone 3. There is significant risk from medium surface water covering approximately 72% of the site predominantly along the western side.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>The site is part previously developed land and part greenfield land with historic use as a railway sidings, although an element of regrowth has occurred and the site. The site promoter notes that the site has been vacant for several years with intermittent use by Network Rail for yard and storage purposes on licence arrangements.</p> <p>Part of the site is agricultural land which is classified as grade 3 and 4 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The southern part of the site is within 200m of 0.5 ha and 300m of 2ha of natural green space, the rest is not. It has limited capacity for linkages to the existing green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the designated nature assets so it is unlikely there will be an impact.</p> <p>The site is wholly within Natural Cambridgeshire's Green Infrastructure Priority Area but has limited capacity to contribute towards improvements in habitat connectivity due to being separated from the River Great Ouse by a railway line to the west and being located on the edge of a built up area.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site has little value in relation to the form and character of the local area, the site is a disused railway sidings which has seen an element of regrowth of vegetation. The site is well related to existing development, however it is unclear if the site could achieve an efficient use of land due to the mitigation required from the EastCoast Mainline railway line and the unusual shape of the site which sees it taper to a point in the north and is a maximum of approximately 60m at its widest point.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site's historic use as railway sidings and intermitted use by Network Rail for yard and storage purposes mean that there is a distinct possibility of on-site contamination. Previous permissions from the 1970s referenced by the site promoter also include a motor vehicle maintenance workshop. The site abuts the East Coast Mainline railway meaning future occupants of the site will also be subject to significant light, noise, air and vibrational pollution due to the size of the site available.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is less than 1 hectare and as such could contribute to the government's aspiration to promote sites suitable for SME builders; five to six homes are proposed.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km from a town centre but is within 800m from a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Offord Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	Measuring from the site frontage onto Station Lane, the site is within 800m of multiple culture and leisure facilities, including, Offord Village hall, All Saints Church, Offord Recreation ground, The Horseshoe Inn pub and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is beyond 5km from large scale concentrations of employment. It has capacity for 1.6 ha of employment land and is opposite greenewable park which has a range of employment sources. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service.</p> <p>There is a pavement that adjoins the site frontage on Station Road but there may be accessibility and safety issues due to being close to a railway crossing.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	<p>The site promoter proposes approximately 16,000sqm of employment land on the site which could support small scale employment opportunities/ office accommodation.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include retail or social uses.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>Development of the site provides the opportunity to enhance the setting of this area if development were sensitively designed. However there are significant challenges to effectively masterplanning the site so that it can be effectively integrated with the existing community. Challenges include access, which if taken from Station Lane to the south of the site would mean traffic immediately exiting in extreme proximity to a railway crossing, causing potential for significant safety issues. Mitigation from noise, air, light and vibrational impact from the railway line may also limit the scale and layout of development, as would the unusual size and shape of the site.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings to the east which could be impacted by the development.

Summary of SA

There is significant fluvial and surface water flood risk on the site which will be exacerbated by the impact of climate change. Although the site is classified as part grade 3 and 4 agricultural it is part previously developed land and part greenfield land with historic use as a railway sidings meaning it presents an opportunity for regeneration. The site has little value in relation to the form and character of the local area and relates well to existing development.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church and recreation ground meaning local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is opposite Greenewable park and proposes employment land providing employment opportunities. Public transport options are limited at best. The site is remote from the designated nature assets, but close to natural green space. It has limited capacity for linkages to the existing green or blue infrastructure network.

The site is less than 1 hectare and as such could contribute to the government's aspiration to promote sites suitable for SME builders. five to six homes are proposed.

The site proposal provides the opportunity to enhance the setting of this area if development were sensitively designed. However there are significant challenges to effectively masterplanning the site, challenges include access, safety, proximity to a railway crossing, mitigation from noise, air, light and vibrational impact from the railway line and contamination. At this time it is unclear whether flood risk could be mitigated.

Updates after initial appraisal

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Offord Cluny and Offord D'Arcy 7: Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is not constrained by flood risk, approximately 10% of the site is at medium risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' and has limited capacity for linkages to the existing green or blue infrastructure network.

1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the designated nature assets.</p> <p>The site adjoins Natural Cambridgeshire's Green Infrastructure Priority Area but has limited capacity to contribute towards improvements in habitat connectivity due to being separated by the railway line.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	Residential ribbon development sits to the east of the site across the High Street/B1043 and residential development bounds the southern edge. The site has a strong relationship to the countryside, but also a close relationship with the residential element of the village, with the northern edge commencing at the entrance to the village, 30 mile speed limit and traffic calming measures. The the A14 can be clearly seen in the distance, but transitions into the landscape through landscape interventions. The site proposes low density development would be in keeping with the village character.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site abuts the East Coast Mainline railway on its western edge meaning future occupants of the site will be subject to light, noise, air and vibrational pollution, this will influence the layout of the site and mitigation measures would be required.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km from a town centre but is within 800m from a local convenience store.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Offord Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	Measuring from the site frontage onto High Street, the site is within 800m of culture and leisure facilities, including, Offord Village hall and All Saints Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenwable Park in Offord Cluny which has a range of employment sources. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service. The site benefits from a public footpath directly opposite the site frontage on High Street Road.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.

1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site's location within the gateway to the village and the presence of residential development to the south and east imply that there is opportunity for the site to be effectively masterplanned to become part of the existing place and community. The transport impacts on the village due to increased population would require assessment to ensure safety.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings along the High Street to the south which could be impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. The site is wholly grade 3 agricultural land.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall and church meaning some local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenwable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best.

The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards and has no capacity for linkages to the existing green or blue infrastructure network. The site has a strong relationship to the countryside, but also a close relationship with the residential element of the village. The site is of a size that could contribute to the housing needs of the district.

The site would require careful masterplanning to integrate development with the existing village and avoid detrimental impact to the setting of the conservation area and nearby listed buildings. Low density development would be required to compliment the character of the village. The transport impacts on the village due to increased population would require assessment to ensure safety and strategic landscaping would be required to transition to the open countryside. Impacts on residents as a result of the railway line would require mitigation.

Updates after initial appraisal

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Offord Cluny and Offord D'Arcy 8: Land West of High Street and North of Dunstall Close (larger site), Offord Cluny

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is not constrained by flood risk, approximately 5% of the site is at medium risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' and has limited capacity for linkages to the existing green or blue infrastructure network.

1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site adjoins Natural Cambridgeshire's Green Infrastructure Priority Area but has limited capacity to contribute towards improvements in habitat connectivity due to being separated by the railway line.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	Residential ribbon development sits to the south east of the site across the High Street/B1043 and residential development bounds the southern edge. The site has a strong relationship to the countryside due to its overall size. However the southern half has a close relationship with the residential element of the village. The the A14 can be clearly seen in the distance, but transitions into the landscape through landscape interventions. The site proposes low density development would be in keeping with the village character, however the scale of development proposed (130 homes) would be disproportionate in size compared to the existing settlement increasing the size of the village by over a fifth.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site abuts the East Coast Mainline railway on its western edge meaning future occupants of the site will be subject to light, noise, air and vibrational pollution, this will influence the layout of the site and mitigation measures would be required.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is likely to support over 100 new homes which could include a wide range of types and tenures.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km from a town centre but is within 800m from a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Offord Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	Measuring from the site frontage onto High Street, the site is within 800m of culture and leisure facilities, including, Offord Village hall and All Saints Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources. The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service. There is a public footpath on the B1043 that runs half way up the eastern boundary of the site. A new public footpath may need to be created to join up with the existing infrastructure.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.

1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The sites proposes substantial residential development, its prominence within the wider countryside due to its scale provides challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community.</p> <p>The transport impacts on the village due to increased population would require assessment to ensure safety.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings along the High Street to the south which could be impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. The site is wholly grade 3 agricultural land.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall and church meaning some local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenwable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best.

The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards and has no capacity for linkages to the existing green or blue infrastructure network. Residential ribbon development sits to the south east of the site across the High Street/B1043 and residential development bounds the southern edge. The site has a strong relationship to the countryside due to its overall size. However the southern half has a close relationship with the residential element of the village. The site is likely to support over 100 new homes which could include a wide range of types and tenures, however the scale of development proposed (130 homes) would be disproportionate in size compared to the existing settlement increasing the size of the village by over a fifth.

The site would require careful masterplanning to integrate development with the existing village and avoid detrimental impact to the setting of the conservation area and nearby listed buildings. Low density development would be required to compliment the character of the village. The transport impacts on the village due to increased population would require assessment to ensure safety and strategic landscaping would be required to transition to the open countryside. Impacts on residents as a result of the railway line would require mitigation.

Updates after initial appraisal

Sustainability Appraisal Appendix 8 - Eastern Huntingdonshire Site Appraisals

Document Information

Title: Sustainability Appraisal Appendix 8 - Eastern Huntingdonshire Site Appraisals

Status: Draft for Consultation

Date of approval for consultation: Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

Document availability: Sustainability Appraisal Appendix 8 - Eastern Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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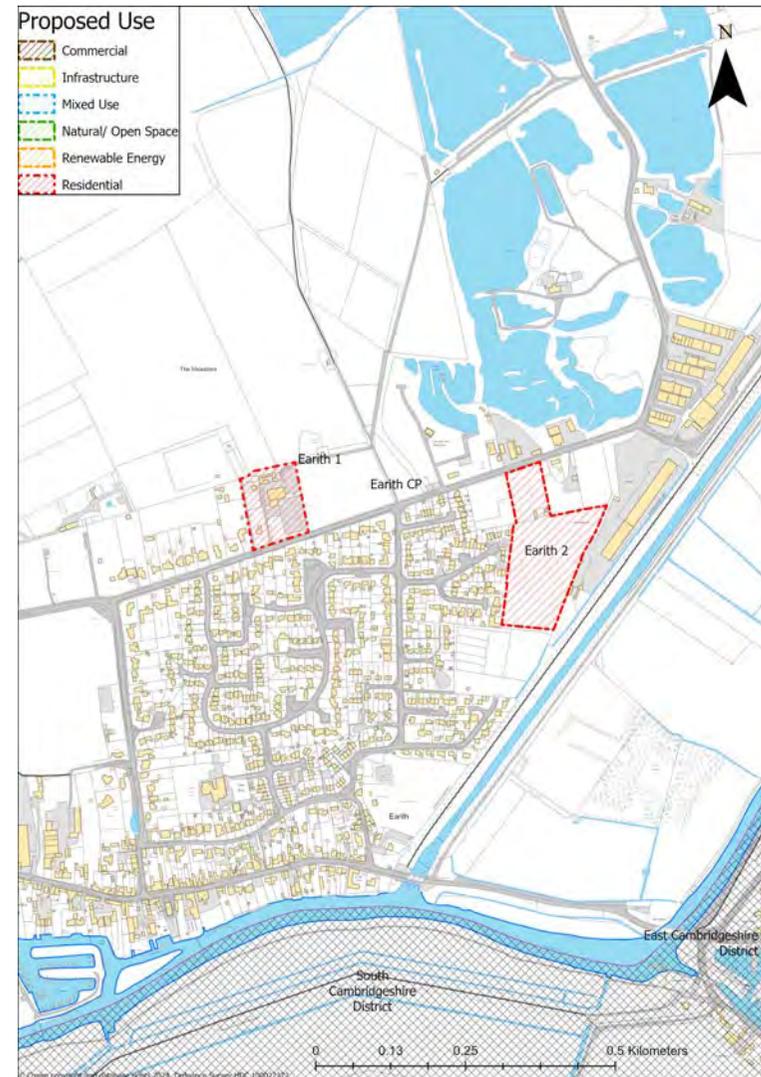
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1 Eastern Huntingdonshire

Bluntisham

1.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bluntisham 1: Land to the South of Rectory Close, Bluntisham
- Bluntisham 2: Land West of Colne Road, Bluntisham
- Bluntisham 3: Land West of Bluntisham
- Bluntisham 4: Land North of Station Road, Bluntisham
- Bluntisham 5: Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham



1 Eastern Huntingdonshire

Bluntisham 1: Land to the South of Rectory Close, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 but the southern quarter of the site is constrained by medium surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however within 1km of Berry Fen SSSI.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site relates well to the settlement being located on the southern edge of Bluntisham in close proximity to key village services. The site adds to the generally more rural nature of the settlement along Rectory Road.</p> <p>The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the village within its immediate vicinity. The site is however located in a sensitive location and development could have landscape impacts. In depth development along Rectory Road is not characteristic for this part of the settlement so frontage development or a close development focused within the northern half of the site may be more appropriate.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>

Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km from a town centre and is approximately within 250m of Budgens located at the Bluntisham Service Station.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is just beyond 800m from St Helens Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Baptist Church, St Marys Church, the White Swan Public House, Bluntisham service station, Bluntisham Village Hall and playing pitches.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator.</p> <p>There is a pavement across the road from the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site can be effectively masterplanned so that development can be integrated into the existing place and community. This will require effective landscaping, sustainable drainage and sensitive design reflecting its proximity to heritage assets. In depth development up to the southern boundary of the site would not be characteristic so to ensure greater integration a frontage development along Rectory Road or close type development within the northern half of the site could be pursued.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is adjacent to a conservation area and the grade II* Bluntisham House.

Summary of SA

This site is greenfield and classified as grade 3 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. There are no nature conservation designations nearby to the site but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is adjacent to a conservation area and the grade II* Bluntisham House. The site is well served in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport.

Updates after initial appraisal

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1 Eastern Huntingdonshire

Bluntisham 2: Land West of Colne Road, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 but there is recorded risk from surface water flooding along the site's frontage along Colne Road and along the southern edge of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5ha area of natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however within 1km of Berry Fen SSSI. Development may require assessment on recreational impact on nearby SSSI</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the northern edge of Bluntisham and therefore relates well to the settlement.</p> <p>The proposed capacity for the site is low and includes land for car parking to be used by staff from St Helens Primary School and large amounts of open space. The location of the open space provides a soft landscape edge and a transition from residential development into the countryside. This will help to reinforce the landscape and townscape character of the settlement.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is beyond 5km from a town centre and is approximately 1,200m of Budgens located at the Bluntisham Service Station.</p> <p>The site opposite to St Helens Primary School.</p> <p>The site is within 800m of Bluntisham Village Hall and playing pitches, the Baptist Church, the White Swan Public House. It is just beyond 800m from other facilities such as St Marys Church and Bluntisham service station.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator.</p> <p>There is a pavement along the site's frontage on Colne Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site could be masterplanned so that it could become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

This site is greenfield and classified as grade 2 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. There are no nature conservation designations or heritage assets within the site's immediate vicinity. Development may require assessment on recreational impact on nearby SSSI. The site is well served in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport. The site relates very well to the existing settlement being located on its northern edge with direct links to Colne Road.

Updates after initial appraisal

Bluntisham 3: Land West of Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is wholly within flood zone 1 but there is some recorded risk from surface water flooding within the eastern side of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 1km from Berry Fen SSSI.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the western edge of Bluntisham and extends into the open countryside, substantial landscaping would be required. The southern most part of the site has a TPO protection on it which is a clear development constraint. The site adjoins a conservation area on its eastern edge and is also adjacent to the back gardens of several listed buildings, mitigation may be required to minimise the impact on the setting of these assets.</p> <p>The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 3ha is proposed for biodiversity net gain opportunities.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km from a town centre and is approximately within 250m of Budgens located at the Bluntisham Service Station.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is just beyond 800m from St Helens Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Baptist Church, the White Swan Public House and Bluntisham service station. It is just beyond 800m from St Marys Church, Bluntisham Village Hall and playing pitches.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator.</p> <p>It is intended to provide an access to the site via the permitted development on land immediately adjoining the southern most point of this site (approved under 21/02690/REM), additionally points of access are proposed from Nobles Lane and Meridian Close.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located to the west of the main built form of Bluntisham extending into the countryside. There are challenges to successfully integrating development into the existing place and community due to restrictions in access. Access from a permitted development on land immediately adjoining the southernmost point of the site would

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			require removal of trees within a preservation area and therefore be a fundamental constraint, to development, impacting also the ecology and biodiversity of the area. Additional points of access are proposed from Nobles Lane and Meridian Close narrow roads running between residential properties. These have the potential to cause amenity impact on local residents due to the increase in traffic movements from a development of such a scale. The latter also presenting a current constraint with the potential for ransom strips. As such is considered that the site cannot be effectively integrated to become part of the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site does adjoin a conservation on its eastern edge and is also adjacent to several listed buildings.

Summary of SA

This site is greenfield and classified as grade 2 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. There are no nature conservation designations nearby to the site but it is located adjacent to the Great Ouse Valley Green Infrastructure Priority Area. The site is adjacent to a conservation area and several listed buildings. The site has a good level of provision in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport. However, the site being located to the west of the main built form of Bluntisham and it extending into the countryside means it is in a sensitive location, the presence of heritage assets nearby and TPOs on site are also development constraints as well as the provision of access through existing and committed residential areas.

Updates after initial appraisal

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Bluntisham 4: Land North of Station Road, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	<p>Within the vision document submitted to support the call for site submission, the housebuilder involved with the site, Barratt David Wilson, have detailed their Zed House which is proposed as part of any future development of the site. The Zed House uses the most modern sustainable housing technology including an air source heat pump, infrared panels, plaster that eliminates pollutants, a fridge which keeps food fresh for longer, heated skirting boards, air-powered showers, electric vehicle charging points, PV solar panels and battery storage.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is wholly within flood zone 1 but is constrained by surface water flood risk.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and the majority of the site classified as grade 2 agricultural land with only a small portion of the site's frontage being grade 3. There are no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	<p>The site is located adjacent to the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is located to the west of the main built form of Bluntisham so does not relate well to the existing settlement. The site therefore relates more closely to the countryside and is located in a very sensitive location. The site is situated within the Central Claylands, extensive apple and plum orchards formerly dominated much of the eastern part of the area around Somersham and Bluntisham, meaning the remaining orchards represent significant value in terms of the history of these settlements and their identity. The Landscape Townscape Assessment SPD 2022 noted that the retention, revitalisation and protection of these orchards are of importance to the character of these areas.</p> <p>The proposed capacity for the site is very low which provides opportunities for enhanced landscaping and sustainable drainage to mitigate against surface water flooding and provide a softer development edge. Despite this development would have significant impacts on the landscape and townscape character of Bluntisham</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km from a town centre and is approximately within 200m of Budgens located at the Bluntisham Service Station.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is beyond 800m from St Helens Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Baptist Church, the White Swan Public House and Bluntisham service station. It is just beyond 800m of St Marys Church, Bluntisham Village Hall and playing pitches.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a pavement across the road from the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located to the west of the main built form of Bluntisham, but close to local services. The extensive presence of orchards means that the site relates more to the countryside and general character of the area than to the built area of Bluntisham. Safety of access to and from the site due to the proposed scale may present safety issues and would require further assessment.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

This site is greenfield and mostly consists of land classified as grade 2 agricultural land. It is within flood zone 1 but is constrained by surface water flood risk. There are no nature conservation or heritage designations nearby to the site but is adjacent to the Great Ouse Valley Green Infrastructure Priority Area. The site has a good level of provision to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport. The site is situated within the Central Claylands, extensive apple and plum orchards formerly dominated much of the eastern part of the area around Somersham and Bluntisham, meaning the remaining orchards represent significant value in terms of the history of these settlements and their identity. The site is located to the west of the main built form of Bluntisham means it relates more closely to the countryside and development would likely result in significant landscape impacts and detrimentally harm the character of the settlement.

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Updates after initial appraisal

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Bluntisham 5: Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is partially within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 with some minimal risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is approximately 200m from the Heath Fruit Farm County Wildlife Site but is sufficiently remote from other designated nature sites so it is unlikely there will be an impact.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	<p>The site is located outside of the Great Ouse Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site consists of two parcels of land, one north of Wood End and the other south of Wood End to the west of Bluntisham. The site is located to the west of the main built form of Bluntisham so does not relate well to the existing settlement and a pavement doesn't extend this far along Bluntisham Heath Road/ Wood End so access to existing services and facilities is more challenging. The site therefore relates more closely to the countryside and is located in a very sensitive location. The northern parcel of the site consists of orchard land which is becoming increasingly rare across the district. Orchard land in this part of the district is a key characteristic of its landscape character. As such, its development would further erode this landscape character.</p> <p>The proposed capacity is for 100 homes across above parcels, the site promoter has not provided a more detailed breakdown on how many homes could be provided on each parcel. Development would have significant impacts on the landscape and townscape character of Bluntisham.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km from a town centre and is beyond 800m of Budgens located at the Bluntisham Service Station.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is beyond 800m from St Helens Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m of the Baptist Church, the White Swan Public House, Bluntisham service station, St Marys Church, Bluntisham Village Hall and playing pitches.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is about 4km of the Earith Business Park and about 6km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from a railway station. The site is just over 800m of two bus stops along High Street, the highest rated is D on the Place Based Carbon Calculator.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no pavement along the site's frontage along Bluntisham Heath Road/Wood End, it is within 150m from a footpath along Wood End.
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> • Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	-	The site is located to the west of the main built form of Bluntisham and so therefore would be less successful in being fully integrated and part of the existing place and community.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	-	There are no designated heritage assets on site but the south eastern corner of the northern parcel of the site is adjacent to a grade II listed building.

Summary of SA

This site is greenfield and consists of land classified as grade 2 agricultural land. It is within flood zone 1 with minimal surface water flood risk. There are no nature conservation or heritage designations on site but it is within 200m of the Heath Fruit Farm CWS and within the setting of a grade II listed building. The site is somewhat remote from local services and facilities and primary education within Bluntisham and also from employment opportunities within Earith and St Ives. It is remote from natural greenspace. The site consists of two parcels of land, one north of Bluntisham Heath Road/ Wood End and the other south of it. The northern parcel consists of orchard land. The site is located to the west of the main built form of Bluntisham means it relates more closely to the countryside and development would likely resulting significant landscape impacts and detrimentally harm the character of the settlement.

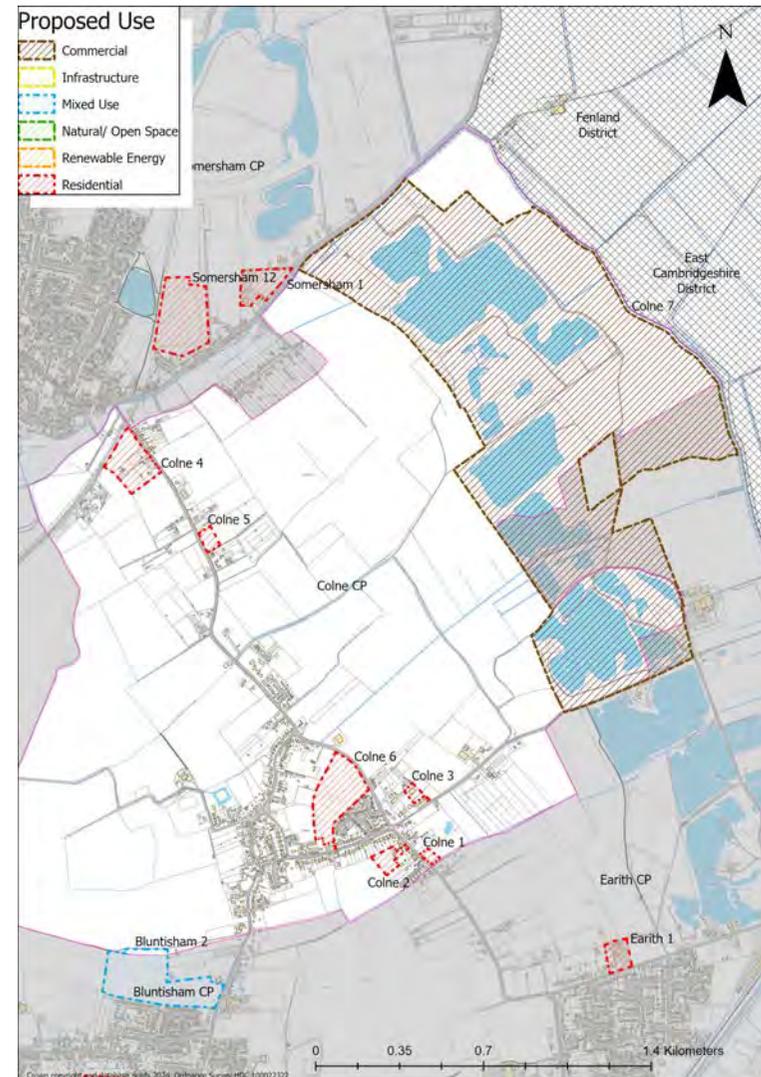
1 Eastern Huntingdonshire

Updates after initial appraisal

Colne

1.2 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Colne 1: Land North of The Meadows, Earith Road, Colne
- Colne 2: Land at Ramadie, Earith Road, Colne
- Colne 3: Land North West of Holme Fen Drove, Colne
- Colne 4: Land at Cranbrook Plants, Colne Road, Somersham (Colne)
- Colne 5: Land at Colne Road, Somersham (Colne)
- Colne 6: Land West of the B1050, Earith Road, Colne
- Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)



1 Eastern Huntingdonshire

Colne 1: Land North of The Meadows, Earith Road, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>Site is located beyond 200m of an AQMA.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 but the most of the site is at risk from medium surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has very limited capacity for linkages to the strategic green or blue infrastructure network.</p>

Eastern Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/SPA/SAC.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>This is a small site consisting of orchard land which is becoming increasingly rare. Orchard land in this part of the district is a key characteristic of its landscape character. As such, its development would further erode this landscape character although in their submission, the site promoter states that the site is 'formerly an orchard, the trees have since been grubbed up and the site lies unused.'</p> <p>The site is located within the built form of Colne in close proximity to village services and facilities, as such development would relate well to the settlement. The proposed capacity of 5 homes would represent a reasonable use of land, the schematic block plan submitted shows that it is proposed to develop the site for 5 large detached homes which would be reflective of the generally detached and more spacious plot sizes found in this part of the village.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site is promoted for five market and/or affordable homes or five self and custom build plots.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site.</p> <p>The site is approximately 1.5km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site.</p> <p>The site is within 800m of a village hall, St Helens Church and Green Man public house.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site fronts onto Colne Road and is within 5km of multiple concentrations of employment. It is approximately, 1.8km from Earith Business Park and 3.7km from West Newlands Industrial Estate.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from a train station. It is within 800m of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>The site benefits from a pavement that runs along the site frontage.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community although it would result in the loss of orchard land.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

Summary of SA

The site is located towards the southern end of Colne. It consists of orchard land, an increasingly scarce resource across the district. The site is therefore wholly greenfield and is wholly classified as grade 2 agricultural land. It is remote from natural greenspace. The site is constrained by surface water flooding but not fluvial flood risk. It is not constrained by heritage designations but is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith.

Updates after initial appraisal

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1 Eastern Huntingdonshire

Colne 2: Land at Ramadie, Earith Road, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>Site is located beyond 200m of an AQMA.</p> <p>The site is partly previously developed / partly greenfield land with existing structures including a dwelling and agricultural structures on site meaning that development could reuse materials and/or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1 and has no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>The site contains a residential property 'Ramadie' and a former piggery, storage building and stables and section of grassed paddock to the rear (south-west) of Ramadie.</p> <p>The site is classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

Eastern Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has very limited capacity for linkages to the strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/ SPA/SAC.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	<p>The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site contains a residential property 'Ramadie' and a former piggery, storage building and stables and section of grassed paddock to the rear (south-west) of Ramadie. The site is bounded by residential development on its northern and eastern sides but projects beyond the rear boundary of the residential properties south of the site. The paddock itself is well-contained on its western boundary by an existing hedgerow. Development of the site would consist of in depth development which is not characteristic.</p> <p>The proposed capacity put forward by the site promoter is very low so would not make the most efficient use of land either.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	<p>The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site.</p> <p>The site is approximately 1.5km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site.</p> <p>The site is within 800m of a village hall, St Helens Church and Green Man public house.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site fronts onto Colne Road and is within 5km of multiple concentrations of employment. It is approximately, 1.8km from Earith Business Park and 3.7km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from a train station. It is within 800m of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>The site benefits from a pavement that runs along the site frontage on Colne Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, it would however provide in depth development which is less characteristic, therefore sensitive design will need to be required to ensure successful integration and minimise townscape impacts. Additionally it would need to retain existing hedgerows to minimise landscape impact and retain the contained nature of the existing paddock land.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within the site or in the immediate vicinity of the site

Summary of SA

The site is located to the south east of the centre of Colne. It consists of a mix of greenfield and previously developed land with an existing dwelling, 'Ramadie' on site as well as various agricultural structures. The site is wholly classified as grade 2 agricultural land. It is remote from natural greenspace. The site is not constrained by flooding or by heritage designations but is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith. The potential for in depth development on site is less characteristic and its location on the edge of Colne will require sensitive design and landscaping.

Updates after initial appraisal

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1 Eastern Huntingdonshire

Colne 3: Land North West of Holme Fen Drove, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>Site is located beyond 200m of an AQMA.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 with some surface water flood risk</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	There is an existing large agricultural building on site. The site is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has very limited capacity for linkages to the strategic green or blue infrastructure network</p>

Eastern Huntingdonshire

1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/ SPA/SAC.</p> <p>The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the eastern edge of Colne along Holme Fen Drove. It is proposed to develop the site for up to 5 homes on land to the rear of two existing bungalows: The Orchards and Scotia House. Holme Fen Drove has consists of ribbon type development, therefore in depth development is not characteristic but the site does not extend further than the adjoining residential curtilages of the neighbouring properties. There is open countryside to the east, the site benefits from existing established vegetated boundaries which help to minimise landscape impact.</p> <p>The proposed capacity is very low but this does allow for greater amounts of landscaping to retain a sense of separation between neighbouring properties and reduce amenity impacts on the bungalows. To reduce this impact further, it may be possible to pursue a scheme that only includes single storey properties.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	<p>The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>

1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site.</p> <p>The site is approximately 2km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site.</p> <p>The site is within 800m of a village hall, St Helens Church and Green Man public house.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site fronts onto Holme Fen Drove and is within 5km of multiple concentrations of employment. It is approximately, 2km from Earith Business Park and 3.7km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate.</p> <p>The site benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from a train station. It is within 800 meters of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>The site fronts onto Holmes Fen Drove where there is not a designated pavement but is within 500m from a pavement on Earith Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, it would however require sensitive design and landscaping to minimise any landscape impact. Additionally sensitive design will be required to reduce any amenity impacts on neighbouring properties, particularly any single storey dwellings.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or nearby to the site.

Summary of SA

The site is located on the eastern edge of Colne. It consists of greenfield land classified as grade 2 agricultural land but it does contain a large agricultural structure on site. It is remote from natural greenspace. The site is constrained by surface water flooding but not fluvial flood risk. It is not constrained by heritage designations but it is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith. The site is in a sensitive location with the open countryside to the east and north but existing established vegetated boundaries form a natural buffer which could be reinforced in a future development. It would provide in depth development which is less characteristic of the area so sensitive design will also be required to minimise the amenity impacts of development on the adjoining single storey properties.

Updates after initial appraisal

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1 Eastern Huntingdonshire

Colne 4: Land at Cranbrook Plants, Colne Road, Somersham, (Colne)

- 1.3 As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
- 1.4 Therefore, a sustainability appraisal for the site has not been undertaken.

Colne 5: Land at Colne Road, Somersham, (Colne)

- 1.5 As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.
- 1.6 Therefore, a sustainability appraisal for the site has not been undertaken.

Colne 6: Land West of the B1050, Earith Road, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

Eastern Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is wholly within flood zone 1 but there is some recorded risk from surface water flooding within the southern part of the site (this is at very low risk) and the northern part of the site (this is at higher risk).
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has very limited capacity for linkages to the strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/ SPA/SAC.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	This is a large centrally located site within Colne, it therefore relates very well to the settlement. It being undeveloped provides a sense of openness in this part of the village. Its development would therefore result in a large infill and erode this sense of openness. The site

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>gently slopes to the north and is partivuarly open to the east from Earith Road. The indicative site plan submitted in the vision document shows that the northern part of the site is proposed for landscaping and sustainable drainage to overcome these constraints with development being focused in the southern half of the site where it would adjoin existing residential development. This will also assist in the integration of the site into the existing place and community and minimise the erosion of the open character of the settlement here.</p> <p>The proposed capacity for the site and the mix of natural space for landscaping and sustainable drainage would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes including a number of specialist homes and custom and self build plots but the quantity of these have not been confirmed.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is approximately 2km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within 800m of a village hall, St Helens Church and Green Man public house.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site fronts onto Earith Road and is within 5km of multiple concentrations of employment. It is approximately, 2km from Earith Business Park and 3.2km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from a train station. It is within 800 meters of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>The site benefits from a pavement that runs along the site frontage on Colne Road</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to the integration of sustainable drainage and landscaping.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 		
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets within the site. However, it is approximately 150m east of St Helens Church, a Grade II listed building, which could be adversely impacted by the development.

Summary of SA

The site is centrally located within Colne. It consists of greenfield land classified as grade 2 agricultural land. It is remote from natural greenspace. The site is constrained by surface water flooding particularly on its northern half but also to a lower degree in its southern half but not fluvial flood risk. There is a listed building that could be impacted by development and it is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith. The site is in a sensitive location with the open countryside to the north and east where views into and from the site are very open but adjoins residential development to the south. The southern part of the site is where it is proposed to concentrate new built development.

Updates after initial appraisal

Colne 7: Colne Fen Farm and Fishery, south of Chatteris Road, Somersham (Colne)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is mostly promoted for biodiversity net gain and nature uses with some commercial leisure uses including holiday accommodation. No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	<p>Site is located beyond 200m of an AQMA.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 29% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is near to the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	About 70% of the site is within flood zone 1, some 24% of the site is within flood zone 3b. There is some surface water flood risk across the site. The Cranbrook Drain flows adjacent to the northern and eastern site boundaries. The drain rises on locally high ground near Woodhurst, some 6.5 km to the west of the site. Some 2 km southeast of the site the Cranbrook Drain joins the Old Bedford River. There are a number of other smaller drains in the vicinity of the site, all of which generally flow north-eastwards to the Cranbrook Drain. There are numerous waterbodies associated with areas of former mineral extraction in the vicinity of the site, some of which have or will be infilled as part of the restoration works ongoing on site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	This is a large greenfield site that consists of some 165ha of land formerly used for quarrying of sand and gravel since the 1940s but by 2013 the bulk excavation of minerals had ceased.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The majority of the site is classified as grade 3 agricultural land, there is some land classified as grade 2 on the northern edge and southern edge of the site which corresponds with the Earith Gravel Pits County Wildlife Site designation.</p> <p>The indicative masterplan submitted shows the broad location of development, it is unclear at this stage the quantity of lodges or what other associated facilities will be proposed as alongside them. It appears that the main use for the site will be for natural, green or open spaces and biodiversity net gain opportunities.</p>
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It some capacity for linkages to the strategic green and blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>Part of the Earith Gravel Pits County Wildlife Site falls within the southern most part of the site. The site is more than 1km from a SSSI and 200m from a LGS. However, it is less than 2km away from the Ouse Washes Ramsar/SPA/SAC when measured along the site's frontage along Holme Drove</p> <p>The southern part of the site, approximately 0.25 sq km is inside of the Great Ouse Valley Green Infrastructure Priority Area and has some potential to contribute to improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is detached from the settlements of Earith and Colne. It consist of former gravel extraction and quarry works. It is undergoing restoration and is also used for fishing. As such it relates much more closely to the countryside than to either settlement.</p> <p>It is proposed to continue the nature conservation and environmental restoration works on site and in the longer term provide some commercial leisure development within the site. It is unclear how many holiday lodges and if any associated facilities will be provided in a future scheme, therefore this is difficult to assess at this time and the extend to which this will compliment the nature and open space uses on site without being an over development of the site and potentially undermining conservation efforts. Further information and a potential business plan may be necessary to ascertain the viability and desirability of a tourist destination in this location.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	<p>The proposed uses for the site do not include residential development, therefore will not contribute to housing supply.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store from the front of the site at the northern boundary is in Somersham which is beyond 800m and a freestanding supermarket in St Ives is beyond 2.5km from the site.</p> <p>The site proposal is for non-residential and biodiversity use and therefore access to education facilities is not relevant.</p> <p>The site is proposed for biodiversity net gain and also commercial leisure use in the form of holiday lodges. It is beyond 800m from Colne from the southern boundary and Somersham from the northern boundary where there are cultural and leisure facilities.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	<p>The site is proposed for non-residential and biodiversity net gain purposes and therefore access to concentrations of employment is not relevant. The proposed holiday lodges and leisure facilities provide the scope for limited employment opportunities on site.</p> <p>Standard broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is beyond 800m from any bus service.</p> <p>The site fronts onto Holmes Drove from the southern boundary where there is not a designated pavement but is within 1km from a pavement on Earith Road. It is also within 1km from a pavement on Chatteris Road measuring from the northern boundary.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	+	<p>The proposed holiday lodges and related tourism uses would support use of the restored quarry site and extensive resultant lakes. They would provide the scope for limited employment opportunities on site.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is remote from Colne and Earith villages and is undergoing restoration following its previous use as a gravel extraction site. As such as the site and its associated leisure uses will relate much more closely to the countryside than to either settlement, therefore integration with them is not necessary, however the leisure uses could provide a complimentary development that could assist in the longer term management and enjoyment of the site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

Summary of SA

The site is detached from a settlement and relates much more closely to the open countryside than either Somersham or Colne. It is remote from public or active travel. It consists of a former gravel extraction and quarrying works which has been undergoing conservation and restoration for several years with works to complete in 5 years. The site is also used for fishing. The site promoter's longer term ambition for the site is to provide some additional commercial leisure uses consisting of holiday lodges, associated water related leisure uses and biodiversity net gain. The impact of intensifying the leisure uses on site would need detailed assessment particularly in terms of its potential impact on the Earith Gravel Pits CWS and the Ouse Washes Ramsar/SPA/SAC.

Updates after initial appraisal

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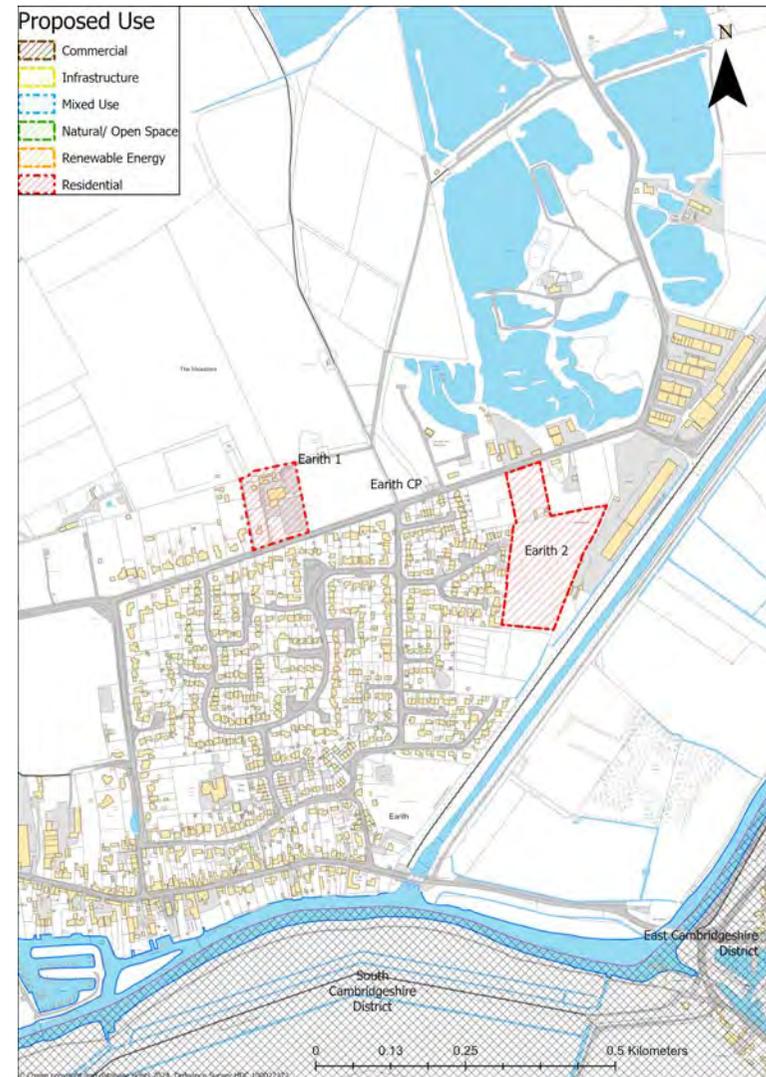
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Earith

1.7 Two sites have been identified/ put forward through the desktop review or Call for Sites process. This is:

- Earith 1: New Farm, Meadow Lane, Earith
- Earith 2: Land On The South Side Of Meadow Drive, Earith

1.8 Please note that Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne) also partially falls within Earith parish, but it has been included under Colne as most of the site lies within that parish area.



Earith 1: New Farm, Meadow Lane, Earith

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partly previously developed / partly greenfield land with existing structures including a dwelling and structures and hardstanding relating to the site's current equestrian use on site meaning that development could reuse materials and/or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1 but there is some surface water flood risk recorded across the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>The site is classified as being grade 2 agricultural land. The site contains several structures and hardstanding relating to the current equestrian use of the site.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	--	<p>The site is within 200m of the Earith Gravel Pits County Wildlife Site, is within 1km of Berry Fen SSSI and is within 0.5km of the Ouse Washes Ramsar/SPA/SSSI site.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	<p>The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site is located on the northern edge of Earith with residential development on two sides, it therefore relates to the existing settlement. The site is currently used as an equestrian centre.</p> <p>The proposed capacity of the site would represent very low density development even when incorporating land for sustainable drainage and landscaping, this may not make the most efficient use of land but would be in keeping with surrounding residential development. It therefore will contribute towards retaining the existing character of the settlement.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km from a town centre and is just over 800m from Bridge End Stores located on the High Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Earith Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is approximately 800m from the Crown Inn and Rectors Hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 700m of the Earith Business Park and about a kilometre from a concentration of businesses located at 101 High Street . Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is over 5km from a railway station. The site is within 800m of bus stops along Greenfields and Parrens Road, these are rated E- on the Place Based Carbon Calculator meaning there is an infrequent service. There is a pavement across the road from the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to the integration of sustainable drainage and landscaping.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is located on the northern edge of Earith and relates well to the existing settlement, it is currently used as an equestrian centre so its redevelopment would utilise land that is partially previously developed. It is not constrained by fluvial flooding but does have surface water flood risk. It is located in a sensitive location on the northern edge of the settlement with the countryside on two sides. It is located within the Great Ouse Valley Green Infrastructure Priority Area and nearby to several nature conservation sites including the Ouse Washes. It is not constrained by heritage assets. It is in good proximity to several services and facilities such as a primary school, shop, public house, bus stops and employment opportunities.

Updates after initial appraisal

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Earith 2: Land On The South Side Of Meadow Drove, Earith

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with a few agricultural structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1 but there is some surface water flood risk recorded across the centre of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land classified as being grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site is within within 200m of 0.5ha natural green space and is also within 300m of 2ha natural greenspace.</p> <p>It has direct capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	--	The site is within 50m of the Earith Gravel Pits County Wildlife Site and is within 50m of the Ouse Washes Ramsar/SPA/SSSI site. It is also about 1km from Berry Fen SSSI.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the eastern edge of Earith with residential development along most of its western edge and the Earith Business Park to the east. The site therefore relates to the existing settlement. Access is possible from Meadow Drove, there is no footpath along here. While development will adjoin existing residential development, it will face onto the back of properties along Hermitage Road and Meadow Way which reduces the likelihood of successful integration with the existing place and community. It will see the development of paddock land that provides a green edge to the village between it and the business park and would see the built form extend further towards protected nature conservation sites.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is promoted for market and/or affordable homes. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km from a town centre and is just over 800m from Bridge End Stores located on the High Street.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m of Earith Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is over 800m from the Crown Inn and Rectors Hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 250m of the Earith Business Park and about 1.2km from a concentration of businesses located at 101 High Street. Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is over 5km from a railway station. The site is within 800m of bus stops along Parrens Road, these are rated E- on the Place Based Carbon Calculator meaning there is an infrequent service. There is no pavement located along the site's frontage, it is within 500m of a public right of way but this extends away from the village into the CWS so does not help to improve the accessibility of the site to practical and social activities within the village itself.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it effectively masterplanning it to become part of the existing place and community is challenging as while development will adjoin existing residential development, it will face onto the back of properties along Hermitage Road and Meadow Way which reduces the likelihood of successful integration with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but it is some 50m from a conservation area, the setting of which could be impacted by proposals.

Summary of SA

The site is located on the eastern edge of Earith and relates to the existing settlement, it is greenfield and classified as grade 3 agricultural land. It is not constrained by fluvial flooding but does have surface water flood risk. It is located in a sensitive location on the eastern edge of the settlement, it adjoins some built development but it is within the Great Ouse Valley Green Infrastructure Priority Area and in close proximity to several nature conservation sites including the Ouse Washes. It is not somewhat constrained by heritage assets with the site being within the setting of a conservation area. It does not benefit from footpath connectivity making integration with the existing place and community more challenging and it is a somewhat distant from services and facilities such as a primary school, shop and public house within the village. It has good accessibility to employment opportunities being located adjacent to the Earith Business Park.

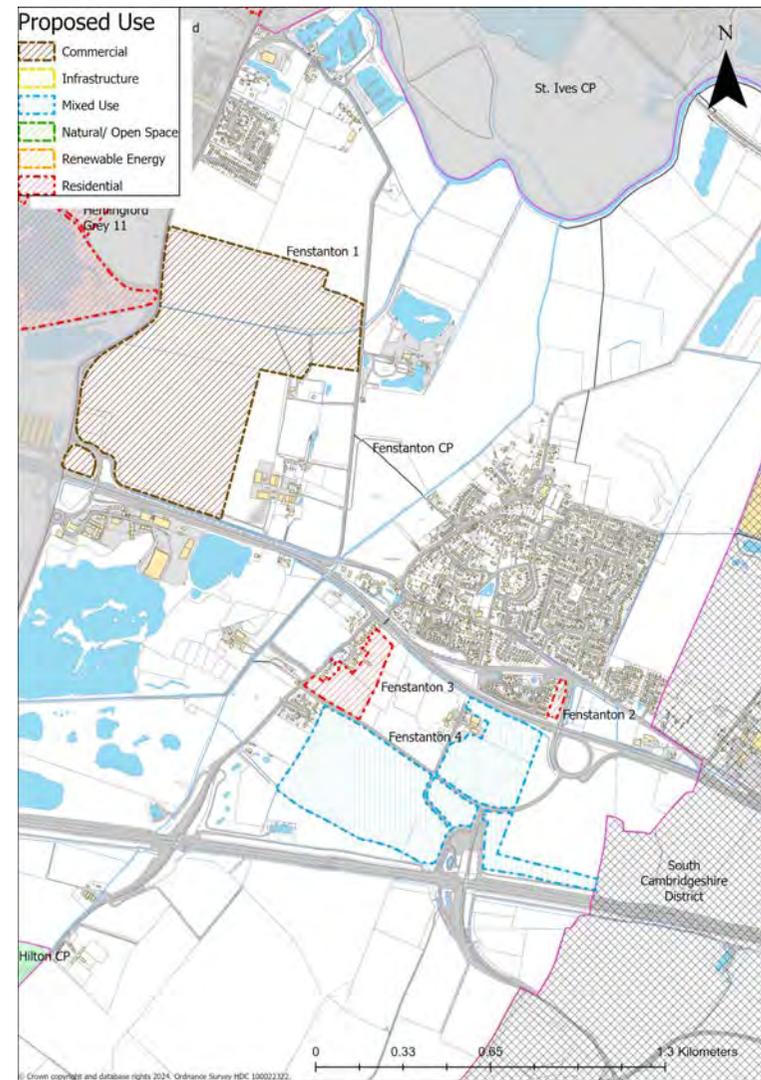
Updates after initial appraisal

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Fenstanton

1.9 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Fenstanton 1: Galley Hill, Fenstanton
- Fenstanton 2: Land West of Huntingdon Road slip road from A1307, Fenstanton
- Fenstanton 3: Land East of Hilton Road, Fenstanton
- Fenstanton 4: Land of Conington Road, Fenstanton



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Fenstanton 1: Galley Hill, Fenstanton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>Limited information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site promoter states that the scheme would be designed to minimise water and energy consumption and utilise low emission and recycled materials. Buildings could also be designed with installation of photovoltaic panels.</p> <p>There are no air quality management areas within the site but it is within 200m of several parcels of land included within the A14 Fenstanton Air Quality Management Area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	-	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 59% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>About 40% of the site is within flood zone 1, with 56% of the site being in flood zone 3b (this consists of the northern half of the site) and the rest in flood zone 2. There is some surface water flood risk across the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	

Eastern Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land. Over a third of the site is classified as grade 2 agricultural land, another third is classified as grade 3 and the south western edge of the site is classified as non-agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The Low Road Meadows (West) County Wildlife Site partially falls within the site. This CWS is within the part of the site not proposed for built development. The Marsh Lane Gravel Pits CWS and Fenstanton Pits (West End Pits) CWS are within 200m of the site.</p> <p>The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is physically detached from Fenstanton village and is located on the opposite side of the A1307 from the Lakes Business Park. While it is located within the countryside, the proposed employment uses are complimentary to those adjacent in the Lakes Business Park.</p> <p>The proposed site plan shows that only approximately half of the site is proposed for built development so that land at high risk from flooding is excluded, this does however mean that built development is concentrated on land of higher agricultural value. The overall sites area is approximately 61ha but development is proposed on only</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			25ha, this makes a more efficient use of land keeping development out of at risk areas from flooding. The site is broadly flat but is bounded by the strategic road network on its western and southern edges, also considering that development would be concentrated on the southern half of the site closest to the road network, the landscape impact is somewhat mitigated but it is inevitable that development at this scale would result in a continuing change to the landscape character of the area in line with that which has been underway with the development of the Lakes Business Park to the south. The area of land north of the proposed built development can be used to provide landscaping as well as flood mitigation to help address this.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is bounded on its southern boundary by the A1307 increasing the likelihood of noise, light and visual pollution. It is also of a scale which could increase pollution locally.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km from St Ives town centre but it is beyond 800m from a local convenience store and beyond 2.5km of a freestanding supermarket. As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	

Eastern Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is beyond 800m from leisure and cultural facilities within Fenstanton, St Ives and Hemingford Grey.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The proposal seeks over 5ha of new employment development consisting of a mix of offices, warehousing and industrial uses. It is also on the opposite side of the A1307 from the Lakes Business Park.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is over 5km from a railway station. The site's proposed access from the roundabout between the A1307 and A1096, the site is beyond 800m from a bus stop.</p> <p>There is no pavement along the site's frontage but there is a public right of way runs across the northern half of the site, this runs alongside Lake Brook.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	The proposal seeks new employment development consisting of a mix of offices, warehousing and industrial uses. The Economics Benefits Assessment submitted alongside the site submission states that some 2,648 jobs could be created from the development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is physically detached from any settlement. It is also detached from the Lakes Business Park being separated by the A1307, however, the proposed employment uses would be complimentary to it. It may be possible to successfully integrate development with its surrounding context.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but there is a cluster of listed farmhouses and barns to the east of the site including Hall Green Farm and Manor Farm.

Summary of SA

The site is physically detached from Fenstanton but is located adjacent to the Lakes Business Park on the other side of the A1307. The northern half of the site is heavily constrained by flooding, there is also a CWS partially located within the site and it is located within the Great Ouse Valley Green Infrastructure Priority Area. It is adjacent to several designated heritage assets. About a third of the site is classified as grade 2 agricultural land with another third at grade 3 and another as being non-agricultural. The site is not well served via public transport options. It proposes over 5ha of employment land which could compliment the adjacent Lakes Business Park.

Updates after initial appraisal

Fenstanton 2: Land West of Huntingdon Road slip road from A1307, Fenstanton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
			The site is not impacted by an air quality management area.

Eastern Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is wholly within flood zone 1 with some surface water flood risk on its northern edge where the site adjoins Cambridge Road.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and appears to have been as storage. The northern half of the site is classified as grade 3 agricultural land, the southern half is classified as grade 2.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. There are TPO protected trees on site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is located within the southern edge of the built form of Fenstanton. It adjoins existing residential development on its western edge but there is no connectivity through to it from the site. The site is narrow and accessed via Cambridge Road/ Huntingdon Road but there is no pedestrian access making the site very detached in terms of integrating and connecting it to existing services.</p> <p>The site has TPO protected trees in addition to its proximity to the A1307 and gas mains, means it is highly constrained in design terms meaning it will be incredibly challenging to deliver a high quality living environment for any future residents. This is likely to result in a linear form of development which would be functionally very detached from the rest of the village and would not protect or reinforce the character of the village.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation. A gas mains runs through the site.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of St Ives town centre and is about 600m from a Nisa Local located along the High Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is just over 800m from Fenstanton and Hilton Primary School.

Eastern Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	<p>The site is within 800m of the Duchess Public House and the Crown And Pipes Public House.</p> <p>The site is just beyond 800m from playing pitches, St Peter And St Pauls Church.</p>
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 2km from the Lakeside Business Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is over 5km from a railway station. The site is within 800m of several bus stops located along the High Street, the highest rated one is rated D+ on the Place Based Carbon Calculator.</p> <p>The site is not easily accessible on foot or bicycle as it does not benefit from a pavement along its frontage or across the road from the site. There are rights of way within 500m from the site but are located across the A1307.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is narrow and the presence of extensive TPO protected trees, the A1307 and gas mains, means it is highly constrained in design terms meaning it will be incredibly challenging to deliver a high quality living environment for any future residents. This is likely to result in a linear form of development which would be functionally very detached from the rest of the village.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is equally grade 2 and grade 3 agricultural land located at a junction between Cambridge Road and Huntingdon Road on the approach to the A1307 flyover. It is constrained by some surface water flood risk, TPO protected trees and potentially greater levels of noise, light and visual pollution arising from its proximity to the A1307. It is not constrained by nature conservation or heritage designations. The site has good access to local services and facilities, primary education and employment opportunities. It is however functionally detached from the settlement in terms of pedestrian accessibility and its development would give rise to design challenges.

Updates after initial appraisal

Fenstanton 3: Land East of Hilton Road, Fenstanton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The northern most part of the site adjoins an Air Quality Management Area associated with the former A14 (now A1307) works.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The vast majority of the site is within flood zone 1 but a very small area of the land abutting Hilton Road is classed as flood zone 3a. Across the site there are pockets of land at risk from surface water flooding.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is located to the south of the A1307 and is adjacent to development at Hilton Road, it is physically detached from the main built form of Fenstanton. As such it does not relate well to the settlement.</p> <p>While the proposed scale of development would be an efficient use of land, development in this location at scale is likely to alter the mainly rural character of this location and give rise to significant landscape impact as well as harm various designated heritage assets.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 5km of St Ives town centre and is over 800m from a Nisa Local located along the High Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is beyond 800m from Fenstanton and Hilton Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m of services and facilities within Fenstanton.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 2.5km from the Lakeside Business Park.

Eastern Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is over 5km from a railway station. The site is within 800m of a bus stop located at Pear Tree Close, this is rated F on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath located across the road from the site which provides a connection via an underpass to services within Fenstanton.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The development could not be masterplanned so that it would effectively integrate with the existing place and community due to its physical detachment from the main settlement being located on the other side of the A1307. It would also give rise to significant landscape impacts disrupting the character of the area.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is adjacent to several listed buildings: The Gables (Grade II Listed), the Barn to the east/south-east of The Gables Farmhouse (Grade II Listed) and the Barn to the south east of The Gables Farmhouse (Grade II Listed). Given the current undeveloped nature

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the site and the proximity of the adjacent listed buildings, development of the site could have a detrimental impact upon the settings of heritage assets.

Summary of SA

The site is somewhat constrained by flooding, it is not constrained by nature conservation designations but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is adjacent to several designated heritage assets. The site is physically detached from the main built form of Fenstanton being located on the other side of the A1307, it adjoins residential development along Hilton Road but the character of the area is very rural, as such development on this site would disrupt the character of the area. The site is distant from community services and facilities located within Fenstanton and from primary education. It has reasonable connectivity to employment opportunities at Lakeside Business Park but is not well served by public transport.

Updates after initial appraisal

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Fenstanton 4: Land off Conington Road, Fenstanton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	Within the Vision document submitted alongside the call for site submission, it is stated that design measures to increase sustainability and provide zero carbon technologies may be included but it is unclear if this will be above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	<p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 0.5% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is within flood zone 1, however a very small portion of the south western corner of parcel B is at a higher risk of flooding. This is associated with existing watercourses located beyond the site boundaries to the west and east of the site. There is recorded risk from surface water flooding along the south-west boundary and within the central parts of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	Parcel A is wholly classified as grade 2 agricultural land, Parcel B is mainly grade 3 with only a small portion of its north eastern corner being grade 2, Parcel C is half grade 2 and half grade 3, and Parcel D is mainly grade 3 agricultural land with only some of its northern edge being grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace and is of a scale to provide green space throughout the development.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site has four distinct land parcels currently used for agricultural purposes. The Transport Technical Note submitted as part of this call for sites submission have identified them as parcels A-D (for ease, these will be used in this site assessment):</p> <ul style="list-style-type: none"> Parcel A lies on land to the south of the A1307 (Cambridge Road) and north of Conington Road. Parcels B-D are all on land to the south of Conington Road. Parcels B (the most westerly of the parcels south of Conington Road) and C (the central of the parcels south of Conington Road) are bisected by an existing agricultural access road, the former Conington Road routeing. Parcels C and D (the most easterly of the parcels south of Conington Road) are bisected by the southerly spur of the realigned Conington Road. <p>They are located to the south of the A1307 physically detached from the main built form of Fenstanton by vehicle with a pedestrian underpass linking to Fenstanton. The proposed scale of development and mix of uses may be an efficient use of land, but even with significant levels of green infrastructure and landscaping, development in this location is still likely to substantially impact the rural nature of the area.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes and is of a scale to provide a mix of housing types and tenures.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 5km of St Ives town centre and is over 800m from a Nisa Local located along the High Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is beyond 800m from Fenstanton and Hilton Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m of services and facilities within Fenstanton.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 2.5km from the Lakeside Business Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is over 5km from a railway station. The site is just beyond 800m of a bus stop located along the High Street.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	There are no footpaths connecting the site to Fenstanton. There are public rights of way running along the northern and eastern edges of Parcel A which extend out into the open countryside and also run through the eastern half of Parcel D but they do not provide a direct link into the village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site promoter proposes to include a small local centre within the scheme and 5.5ha of employment land. It is unclear at this time the number of jobs that could be created from these.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The proposal seeks to include a small local centre.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The development could not be masterplanned so that it would effectively integrate with the existing place and community due to its physical detachment from the main settlement being located on the other side of the A1307. A pedestrian route is available via an underpass, however this may present safety concerns which would require assessment. The proposed scale is not of a scale where it would completely self serve, as such it would very much rely on Fenstanton for key services. Its development would also give rise to significant landscape impacts disrupting the character of the area.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are three grade II listed buildings along Hilton Road (The Gables, Barn and Former Barn) located to the north of Parcel B whose setting could be impacted by development.

Summary of SA

The site is somewhat constrained by flooding, it is not constrained by nature conservation designations but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is nearby to several designated heritage assets. The site is physically detached from the main built form of Fenstanton being located on the other side of the A1307, the character of the area is very rural, as such development on this site would disrupt the character of the area. The site is distant from community services and facilities located within Fenstanton, primary education and public transport. It is not served by a footpath making it additionally challenging to access these services

via sustainable modes of transport. It has reasonable connectivity to employment opportunities at Lakeside Business Park. The proposed mix and scale of development will to some extent self serve, however will not be of a scale large enough to be a 'freestanding community'. Its potential harm on the landscape and character of the area is considered to be very significant.

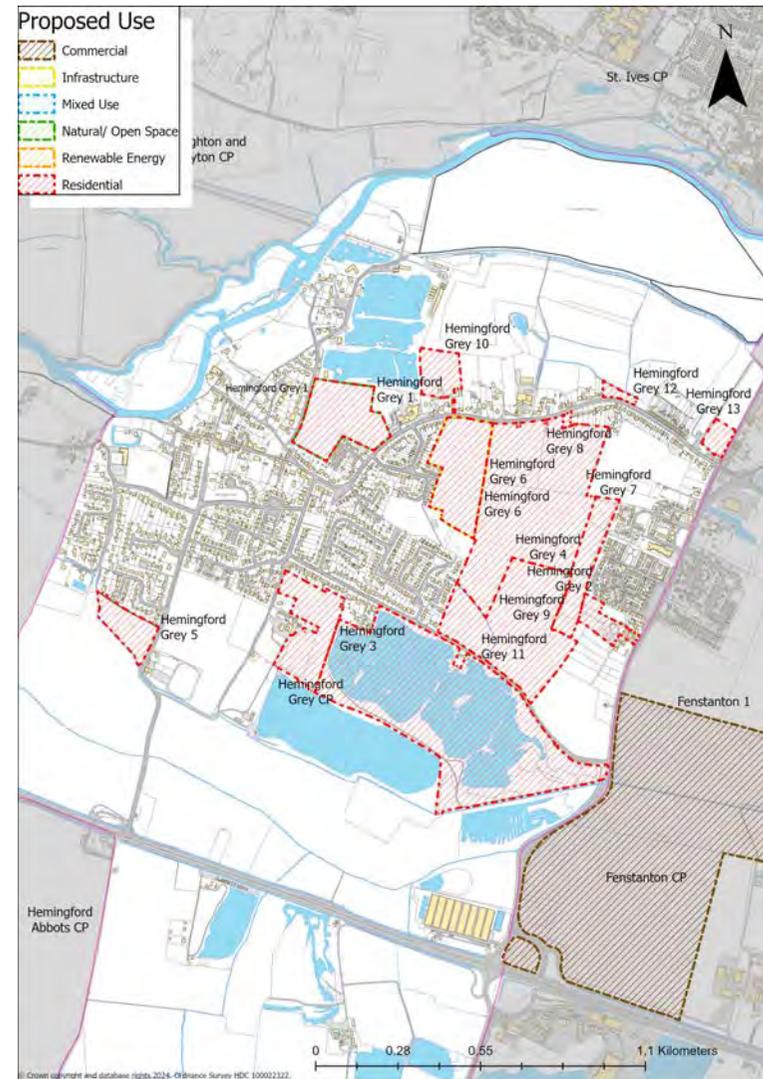
Updates after initial appraisal

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Hemingford Grey

1.10 A total of 13 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hemingford Grey 1: Mill Lane Field, Hemingford Grey
- Hemingford Grey 2: Land West of Cullum Farm, London Road, Hemingford Grey
- Hemingford Grey 3: Land South of Marsh Lane and East of Long Lane, Hemingford Grey
- Hemingford Grey 4: Land North of Marsh Lane and East of Dendys, Hemingford Grey
- Hemingford Grey 5: Land off Gore Tree Road, Hemingford Grey
- Hemingford Grey 6: Land East of Daintree Way, Hemingford Grey
- Hemingford Grey 7: Land West of Cullum Farm and Yes! Estate, London Road, Hemingford Grey
- Hemingford Grey 8: Garden at 1 Hemingford Road, St Ives (Hemingford Grey)
- Hemingford Grey 9: Land South of Hemingford road, Hemingford Grey
- Hemingford Grey 10: Dockesy's Farm, North of St Ives Road, Hemingford Grey
- Hemingford Grey 11: Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey
- Hemingford Grey 12: Land North of Hemingford Road, Hemingford Grey
- Hemingford Grey 13: Land West of London Road, Hemingford Grey



Hemingford Grey 1: Mill Lane Field, Hemingford Grey

1.11 Note: This site has been submitted twice for differing uses:

- CfS:29 for open space uses (natural, green or open space uses, and biodiversity net gain opportunities) and land for a cemetery. This was submitted by Hemingford Grey Parish Council.
- CfS:336 for residential development by Cambridgeshire County Council (the landowners).

1.12 As set out in the LAA, the residential uses submitted under CfS:336 are unsuitable due to the substantial risk of flooding on the site, this submission is therefore not appraised below. Additionally, the potential cemetery use submitted under CfS:29 is also considered unsuitable due to the risk of flooding. Therefore, only the potential open space and biodiversity net gain uses are appraised below as these are potentially suitable.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> • Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> • Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> • Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> • Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The scheme is for open space uses and biodiversity net gain opportunities.
SA3	<ul style="list-style-type: none"> • Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 90% of the site is classified as being in flood zone 3a with the remaining land being flood zone 2. There is also risk from surface water flooding.</p>
	<ul style="list-style-type: none"> • Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	N	The site is wholly greenfield. The majority of the site is classified as grade 3 agricultural land with the northern quarter being classified as grade 4.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	N	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>Only the very south eastern edge of the site where it adjoins St Ives Road is within 200m of a 0.5 ha area of greenspace, but the site is proposing additional open space uses.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	There are no nature conservation designations on site but it adjoins the Hemingford Grey Gravel Pits County Wildlife Site to the north.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	Open space uses and biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the high flood risk across the site. Enhancing the site with open space uses integrating biodiversity net gain would help to reinforce the character of the area and compliment neighbouring land uses. It would also assist in providing linkages within the green infrastructure priority area and could provide linkages to the adjoining County Wildlife Site. Although it should be noted that the flood risk on the site could also constrain and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is being considered for open space uses and biodiversity net gain opportunities.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The site is proposed solely for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The site is proposed solely for biodiversity net gain opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is over 5km from a railway station. The site is within 800m of several bus stops located along St Ives Road including one immediately adjacent to the site boundary. This are rated F- on the Place Based Carbon Calculator meaning there is an infrequent service. There is a footpath along the site's frontage along St Ives Road.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site is proposed solely for biodiversity net gain opportunities.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site is proposed solely for biodiversity net gain opportunities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. The proposed open space uses and biodiversity net gain opportunities would compliment the neighbouring residential uses and primary school.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	The site is wholly located within a conservation area and there there is a grade II listed building (Oak Cottage) abutting the southwestern edge of the site. The proposed open space uses and biodiversity net gain opportunities would not deliver built development so impact on these designated heritage assets is minimal.

Summary of SA

The site is heavily constrained by fluvial flood risk meaning the potential land uses for the site are limited. Built development is not suitable but open space uses and biodiversity net gain could be brought forward. This would compliment the neighbouring land uses and could be successfully integrated into the existing place and community as well as provide opportunities to reinforce the character of the area and the Great Ouse Valley Green Infrastructure Priority Area. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath along the site's frontage along St Ives Road.

Updates after initial appraisal

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Hemingford Grey 2: Land West of Cullum Farm, London Road, Hemingford Grey

- 1.13** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.14** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 3: Land South of Marsh Lane and East of Long Lane, Hemingford Grey

- 1.15** As identified in the LAA, the majority of the site is within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.16** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 4: Land North of Marsh Lane and East of Dendys, Hemingford Grey

- 1.17** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.18** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 5: Land off Gore Tree Road, Hemingford Grey

- 1.19** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.20** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 6: Land East of Daintree Way, Hemingford Grey

- 1.21** Note: This site has been submitted twice for differing uses:

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- CfS:105 for residential development by an agent working on behalf of the landowner
- CfS:170 for infrastructure (transport/parking), open space uses (natural, green or open space, and biodiversity net gain opportunities) and a cemetery by Hemingford Grey Parish Council.

1.22 As set out in the LAA, the residential uses submitted under CfS:105 are unsuitable due to the substantial risk of flooding on the site, this submission is therefore not appraised below. Additionally, the potential cemetery and parking uses submitted under CfS:170 is also considered unsuitable due to the risk of flooding. Therefore, only the potential open space and biodiversity net gain uses are appraised below as these are potentially suitable.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> • Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> • Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> • Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> • Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The scheme is for open space uses and biodiversity net gain opportunities.
SA3	<ul style="list-style-type: none"> • Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 75% of the site is classified as being in flood zone 3a with the remaining land being flood zone 2. There is also risk from surface water flooding.</p>
	<ul style="list-style-type: none"> • Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	
SA4	<ul style="list-style-type: none"> • Prioritise development of previously developed land? 	N	The site is wholly greenfield. The majority of the site is classified as grade 3 agricultural land with the northern edge being classified as grade 4.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	N	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5 ha area of greenspace, but the site is proposing additional open space uses.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	Open space uses and biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the high flood risk across the site. Enhancing the site with open space uses integrating biodiversity net gain would help to reinforce the character of the area and compliment the neighbouring residential, allotment and play space land uses. It would also assist in providing linkages within the green infrastructure priority area and could provide linkages to the adjoining County Wildlife Site. Although it should be noted that the flood risk on the site could also constrain and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is being considered for open space uses and biodiversity net gain opportunities.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The site is proposed solely for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The site is proposed solely for biodiversity net gain opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is over 5km from a railway station. The site is within 800m of several bus stops located along St Ives Road including one immediately adjacent to the site boundary. This are rated F- on the Place Based Carbon Calculator meaning there is an infrequent service. There is a footpath along the site's frontage along St Ives Road.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The site is proposed solely for biodiversity net gain opportunities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site is proposed solely for biodiversity net gain opportunities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. The proposed open space uses and biodiversity net gain opportunities would compliment the neighbouring residential, allotment and play space uses.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no heritage designations on site either but the site is immediately adjacent to a conservation area and the grade II listed The Windmill is nearby, approximately 60m, to the north-west of the site. The proposed open space uses and biodiversity net gain opportunities would not deliver built development so impact on these designated heritage assets is minimal.

Summary of SA

The site is heavily constrained by fluvial flood risk meaning the potential land uses for the site are limited. Built development is not suitable but open space uses and biodiversity net gain could be brought forward. This would compliment the neighbouring land uses and could be successfully integrated into the existing place and community as well as provide opportunities to reinforce the character of the area and the Great Ouse Valley Green Infrastructure Priority Area. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath along the site's frontage along St Ives Road.

Updates after initial appraisal

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Hemingford Grey 7: Land West of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)

- 1.23** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.24** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 8: Garden at 71 Hemingford Road, St Ives (Hemingford Grey)

- 1.25** As identified in the LAA, the site is below the minimum site size threshold of 0.25ha being only 0.13ha. Therefore, the site cannot accommodate the minimum 5 homes required in order to be assessed through the LAA and be considered for potential allocation in the Local Plan.
- 1.26** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 9: Land South of Hemingford Road, Hemingford Grey

- 1.27** As identified in the LAA, the site is almost completely located wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.28** Therefore, a sustainability appraisal for the site has not been undertaken.

Hemingford Grey 10: Dockesy's Farm, North of St Ives Road, Hemingford Grey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some existing agricultural structures on site meaning that the reuse of materials or buildings is very limited.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 100% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	All of the site being within flood zone 2 with about a third of the site being within flood zone 3a on its northern and eastern edges. There is some risk from surface water flooding along its eastern edge.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with it all being classified as grade 4 agricultural land. There are several agricultural structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	+	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	There are no nature conservation designations on site but it adjoins the Hemingford Grey Gravel Pits County Wildlife Site to the west.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site adjoins the built form of Hemingford Grey so it relates well to the settlement. There is an existing access into the site as it is currently used for agricultural purposes.

1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The proposed development would result in substantial in depth development that is not characteristic of for this part of the village. It is also located in a sensitive location and would encroach into the countryside and the Great Ouse Valley corridor.</p> <p>The proposed capacity for the site is very low which would not make an efficient use of land but would enable increased levels of landscaping to mitigate harm to the wider countryside and provide linkages to the adjoining CWS. The site is however significantly constrained by fluvial flooding which sustainable drainage may not be able to mitigate.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and is unlikely to lead to substantial levels of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for market and/or affordable housing. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 2.1km from St Ives town centre and is approximately 650m from Budgens within Hemingford Grey.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is approximately 200m from Hemingford Grey Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	

Eastern Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Hemingford Grey has several leisure and cultural facilities, however the site is located just beyond 800m of these: it is about 850m from the Reading Room, The Cock Public House and St James Church and Parish Centre. It is also about 1,000m from recreational grounds, tennis courts and bowls green/ sports pavilion.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 2.1km from the Meadow Lane Business Park and St Ives town centre.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is over 5km from a railway station. The site is within 800m of several bus stops located along St Ives Road including one immediately adjacent to the site boundary. This are rated F- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is an existing gated access to the site from St Ives Road/ Hemingford Road. This access is about 55m from the pavement to the site entrance.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is wholly located within a conservation area and there is the grade II listed The Windmill to the south of the site.

Summary of SA

The site is heavily constrained by fluvial flood risk with it being within flood zone 2 and a third of the site within flood zone 3a. It is also constrained by nature conservation designations and by heritage assets with the Hemingford Grey Gravel Pits CWS adjoining the site to the west and by it being within a conservation area as well as within the setting of the grade II listed Windmill to the south. The site adjoins the built form of Hemingford Grey but would result in substantial in depth development that is not characteristic of for this part of the village. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath accessible from the site's access. It is within good accessibility to local village services and facilities as well as employment options and to a town centre.

Updates after initial appraisal

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Hemingford Grey 11: Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is not impacted by an air quality management area.

Eastern Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land consisting of a large lake, meaning that there is no potential for the reuse of materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 100% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is completely located within flood zone 3a, while proposed for residential uses it is proposed to deliver moorings which are a form of water compatible development.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with most of the site classified as non-agricultural land but nearly half of the site is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site completely falls within the Marsh Lane Gravel Pits County Wildlife Site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is also located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the south eastern edge of Hemingford Grey. The proposal is to place 68 berths within Marsh Lane lake, this is quite an intensive use of land within a County Wildlife Site and is likely to result in some environmental impact. Limited information has been submitted by the site promoter to assess this impact in detail or to understand the potential size of boats the development will cater for and what mooring requirements they will need. They have stated that they have no particular preference in terms of the split between residential and leisure use. The lake is currently used for fishing, the site promoter intends to keep part of the site open for use by anglers.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is distant from major sources of pollution but could cause some pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is proposed for moorings.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 2.7km from St Ives town centre and is approximately 900m from Budgens within Hemingford Grey.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1,300m from Hemingford Grey Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	Hemingford Grey has several leisure and cultural facilities, however the site is located beyond 800m of the Reading Room, The Cock Public House, St James Church and Parish Centre, and from recreational grounds, tennis courts and bowls green/ sports pavilion.

Eastern Huntingdonshire

1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is approximately 2.7km from the Meadow Lane Business Park and St Ives town centre.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is over 5km from a railway station. The site is approximately 900m of bus stops located along Glebe Road and along High Street. These are rated F and F- respectively on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>There is a private track road that runs around the perimeter of the lake but this is only accessible to permit holders. There is a pavement immediately across the road from the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	Moorings in this location could be designed so that it becomes part of the existing place and community as well as create its own micro community of house boats for leisure and residential uses.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

1 Eastern Huntingdonshire

Summary of SA

The site is located within flood zone 3a but it is proposed to deliver moorings on the site which is water compatible development. The site is not constrained by heritage designations but it is wholly located within the Marsh Lane Gravel Pits CWS. The proposed capacity would likely result in significant impacts on the CWS which will require further investigation. The site is located on the south eastern edge of Hemingford Grey. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath accessible from the site's access. It is within good accessibility to local village services and facilities as well as employment options and to a town centre.

Updates after initial appraisal

Hemingford Grey 12: Land North of Hemingford Road, Hemingford Grey

- 1.29** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.30** Therefore, a sustainability appraisal for the site has not been undertaken.

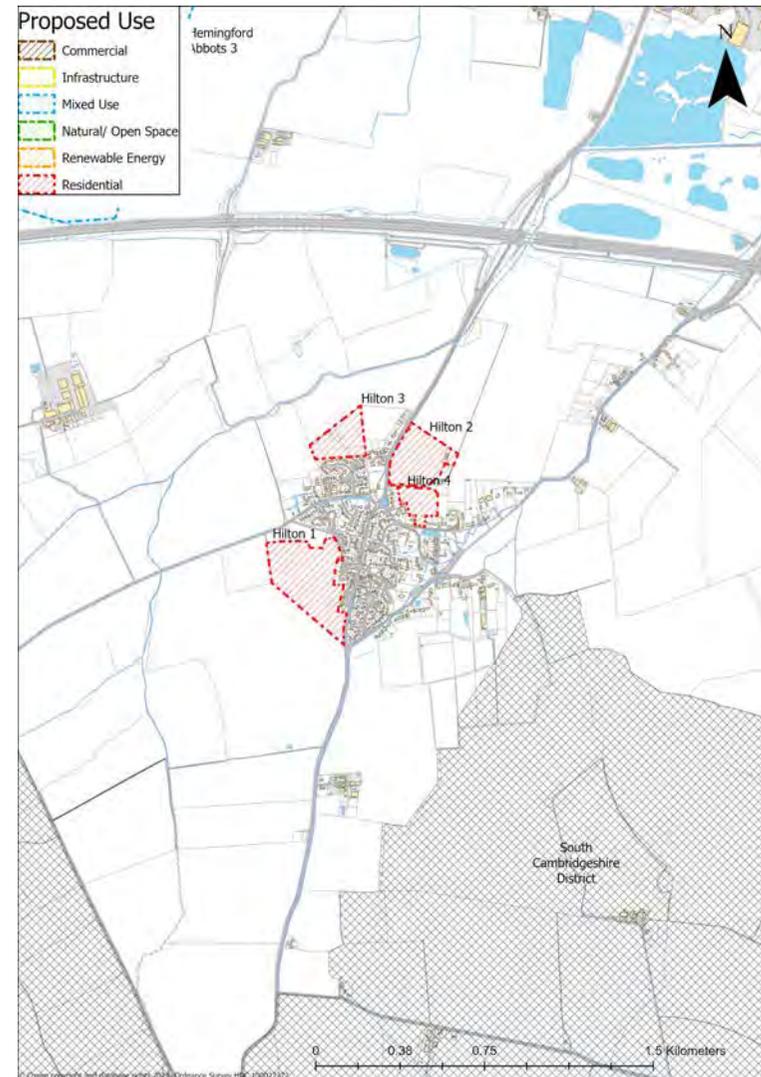
Hemingford Grey 13: Land West of London Road, Hemingford Grey

- 1.31** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.32** Therefore, a sustainability appraisal for the site has not been undertaken.

Hilton

1.33 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hilton 1: Land West of Potton Road, Hilton
- Hilton 2: Land East of The Paddocks, Hilton
- Hilton 3: Land North of New England, Hilton
- Hilton 4: Land North of High Street, Hilton



1 Eastern Huntingdonshire

Hilton 1: Land West of Potton Road, Hilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 2% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1, there is some recorded risk from surface water across the site with most recorded along the western half of the site running north to south.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5ha area of natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

Eastern Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the western edge of Hilton. The site while located on the edge of Hilton, extending significantly into the countryside and would substantially alter the character and form of the village.</p> <p>The site is generally flat but does gently rise to the west, vegetation provides some screening but there gaps within these allowing for views into the site. This in combination with the generally flat landscape means that development will likely have a more prominent landscape impact.</p> <p>The proposed capacity of the site put forward by the site promoter is low for the size of site in keeping with the village scale and this would enable large portions of the site to be used for landscaping and sustainable drainage. The scale of development would be disproportionate to the existing settlement consideration of reducing the size of the site is recommended.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is over 5km from St Ives town centre. The site is within 200m of the Hilton Post Office and Newsagents.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The village shares a primary school with Fenstanton (Fenstanton and Hilton Primary School) which is located in Fenstanton. The site is therefore beyond 800m of the primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Prince of Wales Public House, St Mary Magdalene's Church and Hilton Methodist Church. The site is just beyond 800m from the village hall and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of the Lakeside Business Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located beyond 5km from Huntingdon railway station. The site is located within 200m of a bus stop along Scotts Crescent, this is rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is no pavement along the site's frontage along Potton Road (B1040) but there is one across from the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The scale of the site and proposed development would substantially alter the character and form of the village by extending the built form into the countryside. The site has a possible access on its southern end along Potton Road which would make integration with the existing community more challenging. The site is well related to the existing settlement meaning it could be effectively masterplanned to become part of the existing community. The site is opposite existing residential development presenting the opportunity to mirror the built form to the east. The scale of development would be disproportionate to the existing settlement consideration of reducing the size of the site is recommended.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is greenfield and is classified as grade 2 agricultural land. It is not constrained by fluvial flooding but there is risk from surface water flooding. It is not constrained by nature conservation or heritage designations. The site is well served by local community meeting places, a pub and shop but the primary school is located in Fenstanton and the closet major concentration of employment opportunities are located some 3km away at the Lakeside Business Park. The site is located in a sensitive location on the western edge of the village extending into the countryside. Its development could have substantial landscape impacts without mitigation and would present the loss of high grade agricultural land. The site is well related to the existing community. The site is well related to the existing settlement meaning it could be effectively masterplanned to become part of the existing community. The site is opposite existing residential development presenting the opportunity to mirror the built form to the east. The scale of development would be disproportionate to the existing settlement consideration of reducing the size of the site is recommended.

1 Eastern Huntingdonshire

Updates after initial appraisal

Hilton 2: Land East of The Paddocks, Hilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 7% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is largely within flood zone 1, with small portion of the northern most corner of the site falling with flood zone 2. The site is also constrained by surface water flood risk along its western edge.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

Eastern Huntingdonshire

1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5ha area of natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the north eastern edge of the village and does relate to the settlement, it adjoins development along St Ives Road but is separated from residential development to the south by an area of greenfield. Development would therefore relate to the settlement but successful integration will need to be carefully designed considering its location and the single access via a farm access onto St Ives Road.</p> <p>The proposed capacity for the site is low but this enable more land to be used for landscaping, sustainable drainage and mitigation against impacts to heritage assets.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	<p>The site is over 5km from St Ives town centre. The site is within 500m of the Hilton Post Office and Newsagents.</p> <p>The village shares a primary school with Fenstanton (Fenstanton and Hilton Primary School) which is located in Fenstanton. The site is therefore beyond 800m of the primary school.</p> <p>The site is within 800m of the Prince of Wales Public House, St Mary Magdalene's Church, Hilton Methodist Church, the village hall and playing fields.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of the Lakeside Business Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is located beyond 5km from Huntingdon railway station. The site is located within 500m of a bus stop along Scotts Crescent, this is rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>The site access along St Ives Road adjoins a pavement, so there are opportunities for connections to be made from the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	Design will need to consider landscaping, sustainable drainage and mitigation against impacts to heritage assets for it to be successfully integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site adjoins the conservation area at its south western corner and to the south east of the site is the grade II listed King's Willow House.

Summary of SA

The site is greenfield and is classified as grade 2 agricultural land. It is somewhat constrained by fluvial and surface water flooding. It is not constrained by nature conservation designations but there are heritage assets nearby which could be impacted by development. The site is well served by local community meeting places, a pub, a shop and playing fields but the primary school is located in Fenstanton and the closest major concentration of employment opportunities are located some 3km away at the Lakeside Business Park. The site is located in a sensitive location on the north eastern edge of the village.

Updates after initial appraisal

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1 Eastern Huntingdonshire

Hilton 3: Land North of New England, Hilton

- 1.34** As identified in the LAA, approximately 90% of the site is within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and the very limited proportion of the site being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.35** Therefore, a sustainability appraisal for the site has not been undertaken.

Hilton 4: Land North of High Street, Hilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 0.5% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is within flood zone 1, with only a very small portion of the site's frontage onto the High Street being within flood zone 2. The site is only constrained by surface water flood risk where it adjoins the High Street.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and is mostly classified as grade 3 agricultural land with some of the northern half of the site being grade 2.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5ha area of natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. There are several trees protected by Tree Preservation Orders along the site's frontage and within the site.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site relates well to the settlement being located north of the High Street and adjoining residential development on two sides. The site is visually well contained with access from the High Street. Development would diversify the character of the settlement in this location through in depth development but this would be consistent with the wider settlement.</p> <p>The proposed capacity for the site would make an efficient use of land while reflecting the surrounding densities found in the settlement.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is over 5km from St Ives town centre. The site is within 500m of the Hilton Post Office and Newsagents.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The village shares a primary school with Fenstanton (Fenstanton and Hilton Primary School) which is located in Fenstanton. The site is therefore beyond 800m of the primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Prince of Wales Public House, St Mary Magdalene's Church, Hilton Methodist Church, the village hall and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of the Lakeside Business Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located beyond 5km from Huntingdon railway station. The site is located within 500m of a bus stop along Scotts Crescent, this is rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement running along the site's frontage along the High Street.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could not be effectively integrated with the existing community. Successful design with need to be sensitive to its location and impact on heritage assets. It will need to consider the TPOs on site and flood risk along the site's frontage.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	To the north east of the site is the grade II listed King's Willow House and part of the site which fronts onto the High Street falls within the conservation area.

Summary of SA

The site is greenfield and is mostly classified as grade 3 agricultural land with some grade 2. It is somewhat constrained by fluvial and surface water flooding. It is not constrained by nature conservation designations but there are several TPOs on site. The site is constrained by heritage assets including being partially within a conservation area. The site is well served by local community meeting places, a pub, a shop and playing fields but the primary school is located in Fenstanton and the closet major concentration of employment opportunities are located some 3km away at the Lakeside Business Park.

Updates after initial appraisal

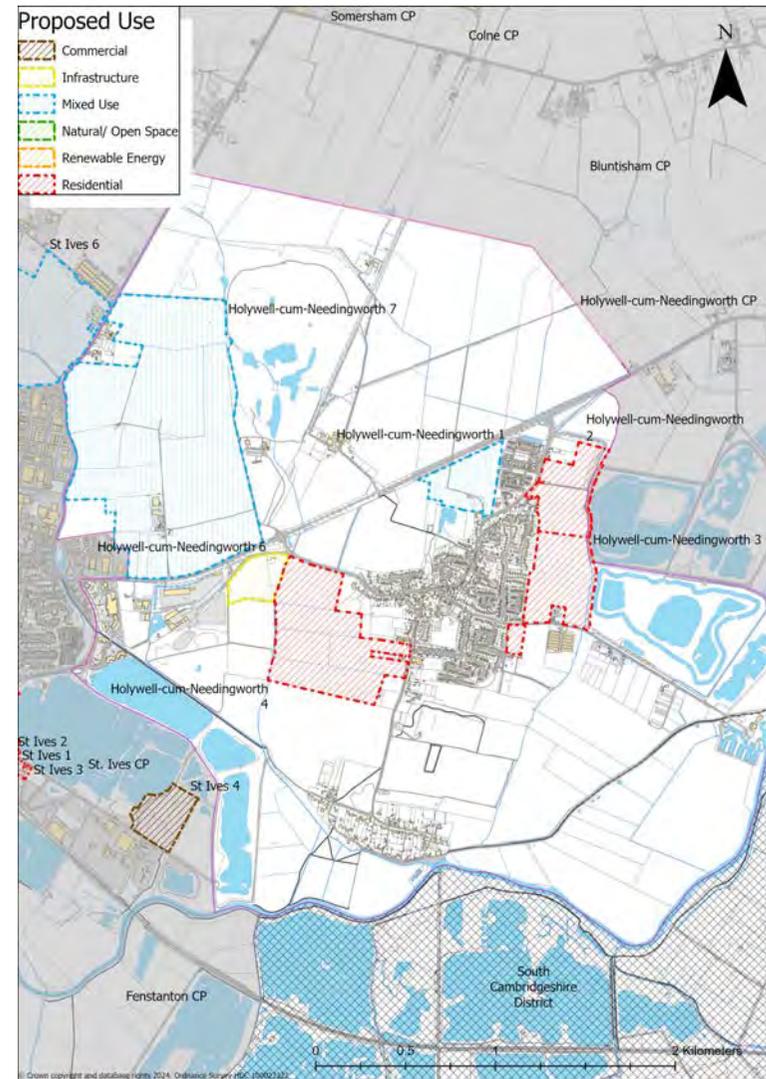
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1 Eastern Huntingdonshire

Holywell-cum-Needingworth

1.36 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Holywell-cum-Needingworth 1: Land North of Bluntisham Road, Needingworth
- Holywell-cum-Needingworth 2: Land East of Bluntisham (northern part), Needingworth
- Holywell-cum-Needingworth 3: Land East of Bluntisham Road (larger site), Needingworth
- Holywell-cum-Needingworth 4: Land West of Needingworth
- Holywell-cum-Needingworth 5: Lodel Farm, Overcote Road, Needingworth
- Holywell-cum-Needingworth 6: Burgess & Walker, South of entrance to Needingworth Industrial Estate, St Ives (Needingworth)
- Holywell-cum-Needingworth 7: Giffords Park, East of B1040, St Ives (Needingworth)



Holywell-cum-Needingworth 1: Land North of Bluntisham Road, Needingworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 but has some medium surface water flood risk along its northern edge along the A1123 (Needingworth Road) which runs into the centre of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land with the northern edge of the site being classified as grade 3 agricultural land with the majority of the site classified as grade 2.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located adjacent to the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site relates well to the settlement being located on its northern edge adjoining residential development. The A1123 forms a strong northern edge to the site enclosing it meaning the site relates more closely to the settlement than the open countryside.</p> <p>The proposed development consists of some 130 homes and 2,000sqm of retail floorspace and 4.6ha of open space uses. The scale of development would make an efficient use of land but the scale of the retail facility may have significant impacts on the local road network in terms of traffic levels and it will need to be assessed further whether the existing access point from Bluntisham Road (which is also located on a bend in the road) is appropriate. It would also intensify land uses in this part of the settlement which may have a detrimental impact on the character of the settlement.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proximity of the site in relation to the A1123 may give rise to additional levels of air, noise and visual pollution which may require mitigation.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of St Ives town centre. The site is also within 300m of One Stop located along the High Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1,000m from Holywell Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives. Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 300m of several bus stops located along Bluntisham Road, Church Street and the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator. There is a footpath located on the other side of the road opposite the site.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	+	The proposal supports provision of additional retail facilities which would provide a modest amount of jobs.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The proposal supports provision of additional retail facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The location of the site means that development could be effectively masterplanned to integrate with the existing place and community however, the proposed scale and mix of uses will require careful design considerations to minimise impacts on the character of the settlement and also the local transport network.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk, nature conservation designation or by heritage assets but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is somewhat constrained by surface water flood risk. The site is well served in terms of access to community services and facilities, primary education, public transport via bus travel and employment opportunities. The site is located on the northern edge of the settlement between Bluntisham Road and the A1123 as such development has the potential to be masterplanned so that it integrates with the existing place and community but this would be subject to design considerations incorporating sustainable drainage and mitigation against noise from the A1123. It will also require assessment on access provision and traffic levels arising from the proposed retail element of the scheme.

Updates after initial appraisal

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Holywell-cum-Needingworth 2: Land East of Bluntisham Road (northern part), Needingworth

- 1.37** As identified in the LAA, the site is within 250m of a mineral development area and the eastern edge of the site falls within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA.
- 1.38** Therefore, a sustainability appraisal for the site has not been undertaken.

Holywell-cum-Needingworth 3: Land East of Bluntisham Road (larger site), Needingworth

- 1.39** As identified in the LAA, the site is within 250m of a mineral development area and the eastern edge of the site falls within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA. Also the southern half of the site is also within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted apart from a short statement in the supporting statement to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
- 1.40** Therefore, a sustainability appraisal for the site has not been undertaken.

Holywell-cum-Needingworth 4: Land West of Needingworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 48% of the site area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	Half of the site is within flood zone 1 but almost all of the western half of the site is constrained by fluvial flood risk (a quarter being within flood zone 3b), this coincides with the site's western boundary aligning with the a drainage channel.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land with the majority of the site being classified as grade 3 agricultural land with only the eastern edge being classified as grade 2.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The eastern edge of the site is within 200m of a 0.5 ha area of greenspace, but the majority of the site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is located to the west of Needingworth extending into the countryside, large residential curtilages provide separation between the main built form and the site and it only adjoins the main built form

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the settlement along Mill Way. It is therefore detached from the main built form and relates much more closely with the open countryside. While it is proposed that there will be a green wedge on the western half of the site to assist in mitigating against landscape and flooding issues, this does not mitigate the harm that development on the rest of the site would result in on settlement character. As such development of the site would not protect or reinforce the existing settlement character.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market and/or affordable homes. The quantum of development could provide a mix of tenures, dwelling sizes and types.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of St Ives town centre. The site is also within 800m of One Stop located along the High Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	At its eastern edge, the site is opposite to the Holywell Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	<p>The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.</p> <p>The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 1.5km of the Needingworth Industrial Estate and the Compass Point Business Park located on the edge of St Ives. It is within 2km of Somersham Road Industrial Area and the Parsons Green Industrial Park.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 800m of several bus stops located along Church Street and the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator.</p> <p>At the site's northern end along the High Street, there is a footpath located on the other side of the road opposite the site. Along its eastern edge, there is a footpath opposite the site along Mill Way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site extends into the countryside and is somewhat detached from the main built form of the village only being connected directly along its eastern edge along Mill Way. This makes integrating the site as a whole with the existing place and community very challenging. The scale of development would also not protect or reinforce the existing settlement character.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The western half of the site is heavily constrained by fluvial flood risk with the majority being within flood zone 3b. It is not constrained by nature conservation designation or by heritage assets but is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is well served in terms of access to community services and facilities, primary education, public transport via bus travel and employment opportunities. The site is located to the west of Needingworth extending into the countryside, it is considered that development of the site would not protect or reinforce the existing settlement character in terms of its location but also scale and could not be effectively masterplanned to integrate with the existing place and community.

Updates after initial appraisal

Holywell-cum-Needingworth 5: Lodel Farm, Overcote Road, Needingworth

- 1.41** As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted apart from a short statement in the supporting statement to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
- 1.42** Therefore, a sustainability appraisal for the site has not been undertaken.

Holywell-cum-Needingworth 6: Burgess & Walker, South of entrance to Needingworth Industrial Estate, St Ives (Needingworth)

- 1.43** As identified in the LAA, approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk. It is proposed for lorry parking which falls under a less vulnerable use in the NPPF but the impact of hardstanding could have significant knock on flooding impacts.
- 1.44** Therefore, a sustainability appraisal for the site has not been undertaken.

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Holywell-cum-Needingworth 7: Giffords Park, East of B1040, St Ives, (Needingworth)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	<p>The submitted Vision document states that all homes will be built to the Future Homes Standard, considering the potential delivery of the site this would meet the anticipated Building Regulations requirements at the time. The masterplan for the site shows that there will an on site solar farm located in the north west corner of the site. The Carbon Reduction Strategy sets out a series of carbon reduction principles outlining how the proposed development will reduce carbon. This includes circular economy processes, reducing the need to travel via vehicles, in construction, incorporation of renewable energy technologies, sustainable drainage and design.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with several existing structures on site relating to its current agricultural use, considering the proposal for the site, it is unlikely that they will be reused within the development.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 16% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Most of the site is within flood zone 1 but there are areas within flood zones 2 and 3a particularly on its western edge and towards the centre of the site as well as an area in the north east of the site. A very large proportion of the centre of the site is constrained by surface water flood risk as is the southern edge along the A1123.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land. The submitted Soils and Agricultural document identifies that 58% of the site comprises grade 3a agricultural land with 42% of the site being classified as grade 3b.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The northern most edge of the site is located within 200m of a 0.5 ha area of greenspace so it is not particularly well connected to existing areas of greenspace, however, it is proposed that the development will provide land for a central park, open space, sport and recreation, and allotments.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located within Holywell-cum-Needlingworth parish but it relates much more closely with St Ives being located on its eastern edge where it adjoins the Somersham Road Industrial Estate and Compass Business Park established employment areas. The site extends into the countryside boarding St Ives Golf Club to the east.</p> <p>The Vision document indicates that the proposed development will include large amounts of green infrastructure with some 52% of the site dedicated to green infrastructure. This is located throughout the development but concentrated in parts of the site that are at risk from</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>fluvial and surface water flood risk. This green infrastructure will also assist in reducing the sense of coalescence between S Ives and Needingworth and provide a softer development edge.</p> <p>The masterplan submitted shows the extend of the green infrastructure and indicative location of non-residential and residential uses. The indicative residential parcels will include some 1,750 homes which would make an efficient use of land. The proposed development is mixed use providing some services that can meet the daily needs of most residents. It is located in walking/cycling distance to existing employment development and the town centre, therefore development can also play a role in reinforcing these areas and increasing their longer term vitality. Access is however a fundamental constraint to development and assessment will be required to ascertain if the level of additional traffic movements arising from the proposed development can be accommodated on the road network.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is bounded on its southern boundary by the A1123 and by the Somersham Road Industrial Estate to the west, therefore there is an increased likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market and/or affordable homes and is of a scale to provide a mix of housing types and tenures.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 2km of St Ives town centre and is within 400m of Morrisons supermarket.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	There are three existing primary primary/ junior schools within St Ives which are all just over 1.5km from the site. The proposed development is however has capacity for at least 1,000 dwellings and seeks to include a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site being located on the eastern edge of St Ives means it is not within 800m of the numerous leisure and community facilities within St Ives, it is however within 800m of the Marsh Harrier Public House. The proposed development will provide some additional leisure and cultural facilities to serve residents including sports and recreational facilities and a local centre.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is adjacent to the Somersham Road Industrial Area and the Compass Point Business Park. It is also within 1.5km of the Parsons Green Industrial Park and the Needingworth Industrial Estate. The proposed development also seeks to provide 4.2ha of land for a mixed use local centre including retail/employment/health uses. Superfast broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is in excess of Huntingdon railway station but is within 800m of several bus stops. The highest rated is outside of Morrisons, rated C+ on the Place Based Carbon Calculator. The site is approximately a 20 minute walk to the town centre where the guided bus route to Cambridge can be taken, from the stop at Morrisons buses can be taken to the town centre as well. A footpath runs along the site's frontage along the A1123.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The proposed development will generate some employment through the delivery of a care home and 4.2ha of land for a mixed use local centre including retail/employment/health uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The proposal seeks to include land for a local centre which will include retail/employment/health uses. The site is also located within walking distance and public transport routes to St Ives town centre enabling new residents to support existing shops and services within the town centre.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located on the eastern edge of St Ives adjacent to existing established employment development. Subject to detailed masterplanning and an assessment of the access and transport capacity to accommodate development, the site could be designed so that it effectively integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or within the immediate vicinity. However the submitted Heritage Desk-Based Assessment concludes that the site is known to contain the remains of a Roman settlement in its south eastern corner.

Summary of SA

The site could provide a strategic scale extension to the town of St Ives. It is located on the eastern edge of St Ives adjacent to existing established employment areas. It has good access to services and facilities within the town but is of a scale to also provide additional services and facilities such as small scale retail, employment and health uses as well as a primary school. It has good connectivity to public transport options including the guided busway to Cambridge. It is not constrained by nature conservation designations or by heritage assets but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is constrained by both fluvial and surface water flood risk.

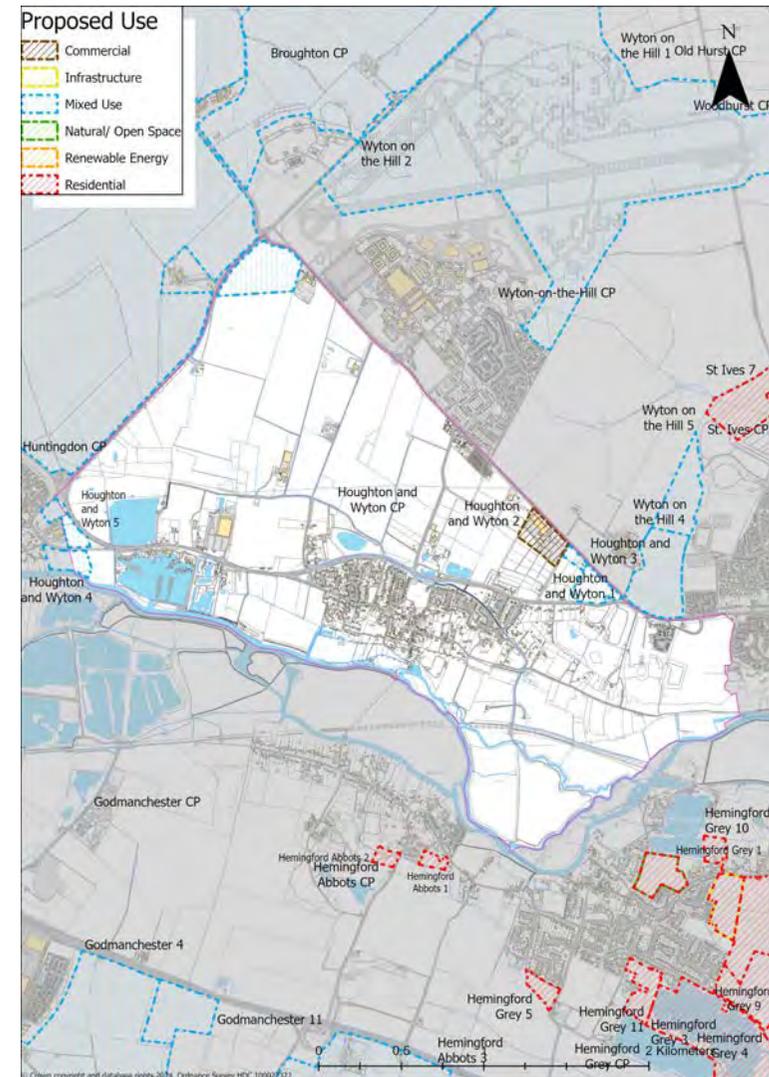
Updates after initial appraisal

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Houghton and Wyton

1.45 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Houghton and Wyton 1: tir na Nog, Sawtry Way, Houghton
- Houghton and Wyton 2: Land at New Manor Farm, Sawtry Way, Wyton
- Houghton and Wyton 3: Land between Houghton Hill Road and Sawtry Way, Sawtry
- Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.



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Houghton and Wyton 1: Tir na Nog, Sawtry Way, Houghton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>There are existing structures on site meaning that there is the potential to reuse materials or buildings. The site promoter states that it is proposed that these buildings be retained in commercial uses and could either be converted to alternative commercial uses or retained in their existing uses. Additionally, it is proposed to convert the existing dwelling on site to a commercial use.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is near to the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1, there is a patch of the northern most corner of the site at risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	The site is partially previously developed and partially greenfield land. It is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	<p>The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so has some limited potential to contribute towards improvements strategically in habitat connectivity.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located outside of the main built form of Houghton and Wyton village being located along Sawtry Way which has a series of ribbon development along it up to the neighbouring village of Wyton-on-the-Hill. As such the site is more closely related to the countryside than any settlement.</p> <p>The site is currently in residential use with a dwelling on site, the site has been put forward for a mix of employment, residential, transport and renewable energy uses. Logistics and distribution will not be appropriate due to the site's context. It is unclear how harmoniously these uses will be. The residential element is proposed to consist of retirement (over 55s) park homes. To the north west of the site along Sawtry Way is another caravan park (Pine Tree Park), no evidence has been put forward by the site promoter on the need for further such accommodation and particularly the rationale for this location.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is less than 1ha in size and the proposed development consist of several uses including up approximately 30 static home pitches, these may be for retirement or over 55's in particular.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 3km of Huntingdon and St Ives town centres.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	The site is over 800m from the Houghton and Wyton Community Shop and over 2.5km from supermarkets in Huntingdon and St Ives.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	As the site is being considered for potential employment, renewable energy and specialist accommodation for those over 55, access to primary education is not relevant. The site is also over 800m from cultural and social facilities within Houghton and Wyton.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is approximately 1,000m from the Upland Estate Established Employment Area and approximately 500m from the Houghton Hill Industries Established Employment Area. The site is proposing some modest amount of land for employment uses. Standard broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is located about 3km from Huntingdon railway station. The site is located some 600m from a bus stop along Sawtry Way rated F on the Place Based Carbon Calculator. It is also approximately
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>1,000m from a bus stop along Mere Way which is rated B-, this bus stop is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives.</p> <p>There is a footpath immediately across the road from the site.</p>
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The proposal seeks some new employment development. It is unclear from the Call for Sites information the quantum and type of employment uses this could include therefore it is not possible at this stage to determine if development would have a high or low job density. This use could be delivered as part of a mixed use scheme also consisting of parking, renewable energy generation and static caravan pitches.
SA14	<ul style="list-style-type: none"> • Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it cannot be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is in current mixed commercial and residential use which the site promoter seeks to diversify with a mix of employment, residential and renewable energy uses. The site is not constrained by fluvial flood risk, heritage or nature conservation designations. There is some surface water flood risk. The site is well served by public transport being located within 3km of Huntingdon train station and to a bus stop served by the Guided Busway to Cambridge via St Ives. It is also nearby to other employment locations. It is beyond 800m of services and facilities within Houghton and Wyton but is connected via existing footpaths. It is intended to deliver retirement pitches on the site, considering this and the site's location, it may not be as accessible or sustainable or accessible for future residents.

Updates after initial appraisal

Houghton and Wyton 2: Land at New Manor Farm, Sawtry Way, Wyton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>There are existing structures on site meaning that there is the potential to reuse materials or buildings. The site promoter states that it is proposed that these buildings be retained in commercial uses and could either be converted to alternative commercial uses or retained in their existing uses. Additionally, it is proposed to convert the existing dwelling on site to a commercial use.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is near to the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is wholly located within flood zone 1, although there are areas at risk from surface water flood risk in the centre of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	The site is partially previously developed and partially greenfield land. It is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so has some limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located outside of the main built form of Houghton and Wyton village being located along Sawtry Way which has a series of ribbon development along it up to the neighbouring village of Wyton-on-the-Hill. As such the site is more closely related to the countryside than any settlement.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is currently in commercial use, the site has been put forward for further commercial development which seeks to diversify and intensify the commercial offer on site through a mix of new built development and change of use of some existing structures. It is also proposed to convert the residential dwelling on site to commercial use. As such the proposed uses are compatible with the existing uses and character of the area with development being contained within the existing parameters of the commercial site and would make a more efficient use of the land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 3km of Huntingdon and St Ives town centres.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	The site is over 800m from the Houghton and Wyton Community Shop and over 2.5km from supermarkets in Huntingdon and St Ives.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant. The site is also over 800m from cultural and social facilities within Houghton and Wyton.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is approximately 700m from the Upland Estate Established Employment Area and approximately 550m from the Houghton Hill Industries Established Employment Area. The site is proposing over 3ha of land for employment uses.</p> <p>Standard broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is located about 3km from Huntingdon railway station. The site is located some 600m from a bus stop along Mere Way rated B- on the Place Based Carbon Calculator. This bus stop is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives.</p> <p>There is a footpath immediately across the road from the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The proposal seeks new employment development. It is unclear from the Call for Sites information the type of employment uses this could include therefore it is not possible at this stage to determine if development would have a high or low job density.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is located such that it can be effectively masterplanned to become part of the existing place and community but this would be dependent on the scale and nature of the proposed commercial development and amount of landscaping required to screen its impact on the countryside and nearby residential uses.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	<p>There are no designated heritage assets on site or nearby.</p>

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Summary of SA

The site is in current mixed commercial and residential use which the site promoter seeks to diversify and intensify commercial uses through new built development and the change of use of existing structures. The site is not constrained by fluvial flood risk, heritage or nature conservation designations. There is some surface water flood risk. The site is well served by public transport being located within 3km of Huntingdon train station and within 600m of a bus stop served by the Guided Busway to Cambridge via St Ives. It is also nearby to other employment locations. It is beyond 800m of services and facilities within Houghton and Wyton but is connected via existing footpaths.

Updates after initial appraisal

Houghton and Wyton 3: Land between Houghton Hill Road and Sawtry Way, Wyton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is wholly located within flood zone 1 but there are pockets of surface water flood risk concentrated within the northern half of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield with the majority of it being classified as grade 3 agricultural land with only the northern tip of the site, situated adjacent to 'The Bungalow' along Sawtry Way being classified as grade 2.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so has some limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located outside of the main built form of Houghton and Wyton village being located along Sawtry Way which has pockets of ribbon development along it up to the neighbouring village of Wyton-on-the-Hill. As such the site is more closely related to the countryside than any settlement.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The proposed residential element would further intensify the ribbon type development along Sawtry Way and alter the character of the area.</p> <p>The proposed burial site would alter the landscape character from open pasture to partially wooded land but this could reinforce the partial woodland character of land to the south associated with Houghton Hill House and Houghton Grange</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is over 1ha in size and has been put forward for 9 homes along the site's frontage along Sawtry Way and the remainder of the site for a natural burial site. The dwellings are proposed to assist in the viability of the burial site.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 3km of Huntingdon and St Ives town centres.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is over 800m from the Houghton and Wyton Community Shop and over 2.5km from supermarkets in Huntingdon and St Ives.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	<p>The site is beyond 800m Houghton Primary School and Wyton On The Hill Community Primary School.</p> <p>The site is also over 800m from cultural and social facilities within Houghton and Wyton.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is approximately 1,200m from the Upland Estate Established Employment Area and approximately 500m from the Houghton Hill Industries Established Employment Area.</p> <p>Standard broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is located about 3km from Huntingdon railway station. The site is located some 400m from a bus stop along Sawtry Way rated F on the Place Based Carbon Calculator. It is also approximately 1,100m from a bus stop along Mere Way which is rated B-, this bus stop is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives.</p> <p>There is a footpath immediately across the road from the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	<p>The proposal is for residential development and also the creation of natural burial ground. The burial ground could support local funeral directors by offering an alternative style of location.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is located such that it could not be effectively masterplanned for new homes to become part of an existing community. The proposed woodland burial ground could reinforce the established light woodland character of land to the south of the site.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no designated heritage assets on site, the site is however adjacent to the Houghton and Wyton Conservation area and Eagle Mill (grade II listed) is nearby to the south west.

Summary of SA

The site is greenfield land, mostly classified as grade 3 agricultural land but there is some grade 2. The site is not constrained by fluvial flood risk or nature conservation designations. There is some surface water flood risk and the potential to impact the setting of nearby heritage assets. The site is well served by public transport being located within 3km of Huntingdon train station and to a bus stop served by the Guided Busway to Cambridge via St Ives. It is also nearby to other employment locations. It is beyond 800m of services and facilities within Houghton and Wyton but is connected via existing footpaths. The proposed built development would not enhance the character of the local area as it would increase ribbon development along Sawtry Way. The proposed woodland burial ground could reinforce the light woodland character of land to the south and reinforce the perception of separation between Houghton and St Ives.

Updates after initial appraisal

Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 96% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	Approximately 90% of the site is within flood zone 3b with a further 5% within flood zones 2 and 3a. There is about 5% within flood zone 1. The western edge of the site is also at risk from surface water flooding. The site promoter has put the site forward for several potential uses including moorings and flood mitigation which are water compatible development.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land, the western half of the site is classified as urban and the eastern half of the site is non-agricultural.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 200m of Cow Lane Gravel Pits CWS, it is approximately 2km from Portholme Meadow Special Area of Conservation/ Sites of Special Scientific Interest.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the eastern edge of Huntingdon but mostly located within Houghton and Wyton parish. It is located to the south of the A1123 and relates closely to the built form of Huntingdon. The site is at risk from flooding so is only being appraised for its potential for flood mitigation and moorings. There are several moorings along the River Great Ouse so providing additional moorings would reflect the character of the area subject to appropriate engagement with relevant water and environmental bodies to ascertain how many moorings could be sustainably accommodated. Moorings are likely to have a minimal landscape impact on the wider Ouse Valley.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is within 75m of the A1123 increasing the likelihood of noise, light and visual pollution. The development could lead to increased levels of pollution within the River Great Ouse.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is being considered for moorings which could diversify the housing supply depending on the nature of the mooring licence agreed.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is about 2.7km from Huntingdon town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 650m of a local convenience shop and about 3.3km from a Tesco superstore.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	It is approximately 1.5km from Hartford Community Junior School. The site is within 800m of the Barley Mow Public House, King of the Belgians Public House, Hartford village hall, All Saints Church and Sapley Road recreational ground.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of multiple concentrations of employment being approximately 2.7km from Huntingdon town centre, 3.1km from St Peter's Road Industrial Area and Towerfields Retail Park, and about 3.5km from St Peter's Secondary School.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is approximately 3.5km from Huntingdon train station. It is also within 400m of several bus stops located on Old Houghton Road and Main Street. The highest rated bus stop is B+ on the Place based carbon calculator meaning there is a frequent service. The Guided Busway to St Ives and Cambridge stops along Main Street.</p> <p>A footpath along the site frontage will need to be created to join the site with a nearby footpath.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The site is being considered for moorings and flood mitigation uses. The provision of additional moorings would support the provision of tourism facilities related to the riverside location.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site could provide additional moorings and flood mitigation that could be effectively masterplanned so that it can be integrated into the existing place and community.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site either but the site adjoins a conservation area on its western edge.

Summary of SA

The site is constrained very highly by fluvial flood risk making it unsuitable for built development but potentially a suitable location for flood mitigation and mooring development. The site is constrained by nature conservation designations and also by heritage assets being located adjacent to a conservation area. The site has good accessibility to services within Huntingdon, primary education, public transport and employment opportunities. It is sustainably located for water based tourism related uses. The scale of mooring development would be dependent on engagement with relevant environmental and water management bodies to determine the scale of mooring development that could be accommodated sustainably and have minimal landscape impact on the Great Ouse Valley.

Updates after initial appraisal.

Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 95% of the site area.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 90% of the site is within flood zone 2 with the remainder being within flood zone 1. The site is almost completely at risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield land. In terms of agricultural land class classification, the site is broadly split into thirds, the northern third of the site is classified as grade 2, the middle third as urban and the southern third as grade 3.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 200m of Cow Lane Gravel Pits CWS, the site's southern most edge is about 2km from Portholme Meadow Special Area of Conservation/ Sites of Special Scientific Interest.</p> <p>The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the eastern of Huntingdon partially within Houghton and Wyton parish. The site relates much more closely to the built form of Huntingdon. Trees largely obscure the site from view along the A1123 and provide an established landscaping edge to the site. As a result, the site is already fairly enclosed in landscape terms</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			due to the location of the road network and established trees along its eastern edge. The proposed capacity is low but enables a large part of the site to be used for sustainable drainage and to mitigate the flood risk on site. Development will need to incorporate noise mitigation and landscaping as well and provide. If these constraints can be overcome the site could provide a rounding off opportunity within the built up area of Huntingdon.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site fronts onto Main Street adjacent to the roundabout between it, the A141 and the A1123 increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is being considered market and/or affordable housing. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is about 2.7km from Huntingdon town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 650m of a local convenience shop and about 3.3km from a Tesco superstore.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	It is approximately 1.5km from Hartford Community Junior School. The site is within 800m of the Barley Mow Public House, King of the Belgians Public House, Hartford village hall, All Saints Church and Sapley Road recreational ground.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of multiple concentrations of employment being approximately 2.7km from Huntingdon town centre, 3.1km from St Peter's Road Industrial Area and Towerfields Retail Park, and about 3.5km from St Peter's Secondary School.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is approximately 3.5km from Huntingdon train station. It is also adjacent to bus stops located on Main Street. The highest rated bus stop is B+ on the Place based carbon calculator meaning there is a frequent service. The Guided Busway to St Ives and Cambridge stops along Main Street.</p> <p>There is no footpath along the site's frontage along Main Street but there paths opposite and adjacent to the site which could provide connections. Additionally, a footpath along the southern edge of the site could be created to join the site with a nearby footpath along Old Houghton Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site promoter is seeking to provide some retail floorspace.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The site promoter is seeking a mixed use scheme incorporating a mix of flood mitigation, residential development and retail floorspace.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? 	+	If the flood risk on the site can be adequately resolved and development made safe from flooding, the site could be effectively masterplanned so that it is part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 		
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but it partially adjoins a conservation area on the north western edge.

Summary of SA

The site is constrained by fluvial flood with the majority of the site being flood zone 2. The site is constrained by nature conservation designations and also by heritage assets being located adjacent to a conservation area. The site has good accessibility to services within Huntingdon, primary education, public transport and employment opportunities. The site is located adjacent to the A1123 and roundabout with the A141 so there is the increased risk of pollution and need for noise mitigation. The site is already fairly enclosed in landscape terms due to the location of the road network and established trees along its eastern edge.

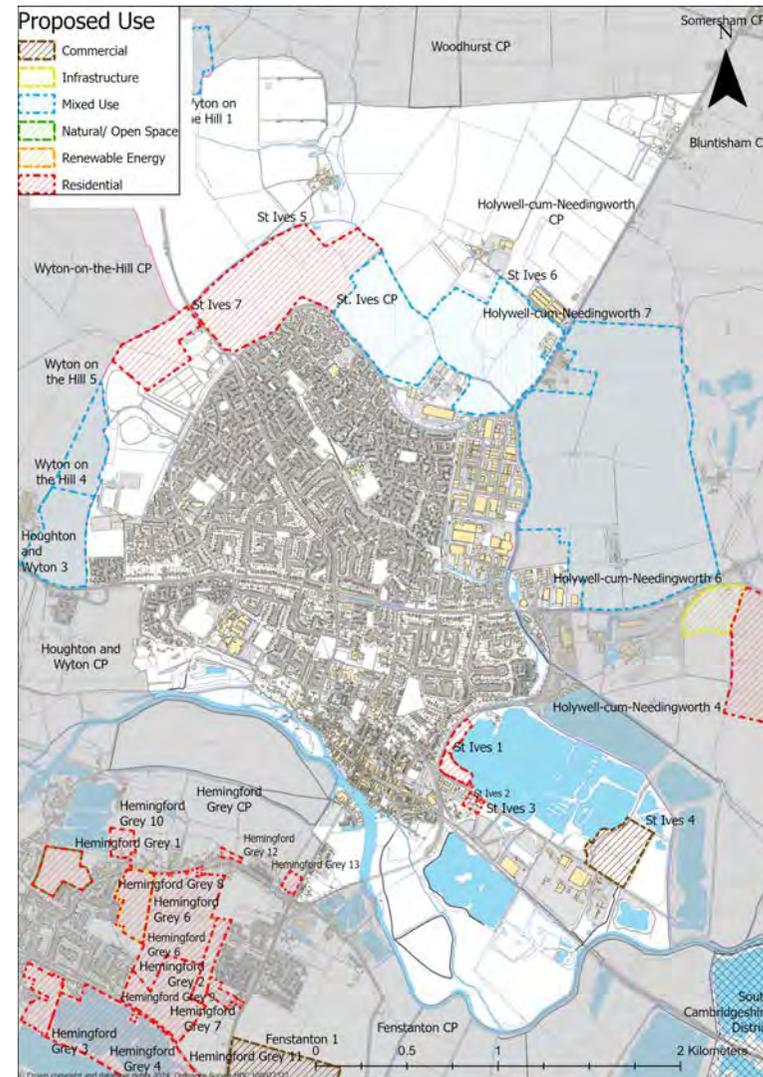
Updates after initial appraisal

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St Ives

1.46 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- St Ives 1: Land East of Harrison Way, St Ives (smaller site)
- St Ives 2: Land East of Harrison Way, St Ives (larger site)
- St Ives 3: Land South of Meadow Lane, St Ives
- St Ives 4: Land North of Meadow Lane, St Ives
- St Ives 5: Land at Marley Road, St Ives
- St Ives 6: Westwood Farm, North of Marley Road, St Ives
- St Ives 7: Old Ramsey Road, St Ives



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St Ives 1: Land East of Harrison Way, St Ives (smaller site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 17% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield but is wholly classified as urban land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging.</p> <p>The site promoter is seeking to provide specialist housing on the site, this is a more vulnerable form of residential development which considering the flood risk on the site is not suitable. The site is also part of the Meadow Lane Gravel Pits County Wildlife Site so its development would fundamentally impact the CWS. The proposed capacity of 100 homes on a site of 1.5ha represents a very high form of development which while may be found within or in close proximity to St Ives town centre, is less characteristic of the site's immediate context.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for specialist housing.</p> <p>The site is over 1ha in size.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is within 0.5km of St Ives town centre. The site is within 500m of Waitrose and also within 1.5km of Morrisons supermarket.</p> <p>The site is within 1.5km of Eastfield Infant & Nursery School. St Ives have many leisure and cultural facilities, which the site is within 800m of, including library, the Royal Oak Public House and from Warners Park. It is just over 800m from the Norris Museum and St Ives Methodist Church.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is adjacent to the Meadow Lane Business Park and within is within 0.5km of the town centre. It is also within 1km of the Parsons Green Industrial Park.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is located beyond 5km from Huntingdon railway station. The site is located within 400m of a bus stop along The Quadrant which is rated A- on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives.</p> <p>There is a pavement along some of the site's frontage along Meadow Lane. There is also a pavement that runs along the site's western edge along Harrison Way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. Considering the proposed use of the site for specialists housing having services and facilities within accessible distance via safe routes is even more critical.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it.

Summary of SA

The site is constrained by flooding. It is adjacent to the St Ives conservation area and is within the Great Ouse Valley Green Infrastructure Priority Area. It is located wholly within the Meadow Lane Gravel Pits CWS. While it is well served in terms of services, facilities, primary education and employment opportunities by being located on the eastern edge of St Ives, it is however separated by the A1123. It is well served by public transport being within walking distance to the Guided Busway.

Updates after initial appraisal

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1 Eastern Huntingdonshire

St Ives 2: Land East of Harrison Way, St Ives (larger site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 21% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield but is wholly classified as urban.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural greenspace. Its very north western edge is just within 200m of a 0.5ha area of natural greenspace but it is separated from it by the A1096 so there is very limited actual physical connection to it.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging.</p> <p>The site promoter is seeking to provide specialist housing on the site, this is a more vulnerable form of residential development which considering the flood risk on the site is not suitable. The site is also part of the Meadow Lane Gravel Pits County Wildlife Site so its development would fundamentally impact the CWS. The site promoter seeks to concentrate built development in the southern half of the site with the remaining northern part of the site that loops around the lake will be used for open space. Building on the southern part of the site would be a very high form of development which while may be found within or in close proximity to St Ives town centre, is less characteristic of the site's immediate context.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for specialist housing.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 0.5km of St Ives town centre. The site is within 500m of Waitrose and also within 1.5km of Morrisons supermarket.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 1.5km of Eastfield Infant & Nursery School. St Ives have many leisure and cultural facilities, which the site is within 800m of, including library, the Royal Oak Public House and from Warners Park. It is just over 800m from the Norris Museum and St Ives Methodist Church.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is adjacent to the Meadow Lane Business Park and within is within 0.5km of the town centre. It is also within 1km of the Parsons Green Industrial Park.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is located beyond 5km from Huntingdon railway station. The site is located within 400m of a bus stop along The Quadrant which is rated A- on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a pavement along some of the site's frontage along Meadow Lane. There is also a pavement that runs along the site's western edge along Harrison Way.
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> • Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. Considering the proposed use of the site for specialists housing having services and facilities within accessible distance via safe routes is even more critical. On the other hand, the site promoter seeks to utilise the northern half of the site for open space including utilising an existing informal track parallel to Harrison Way to make a loop to provide amenity value.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	-	There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it.

1 Eastern Huntingdonshire

Summary of SA

The site is constrained by flooding. It is adjacent to the St Ives conservation area and is within the Great Ouse Valley Green Infrastructure Priority Area. It is located wholly within the Meadow Lane Gravel Pits CWS. While it is well served in terms of services, facilities, primary education and employment opportunities by being located on the eastern edge of St Ives, it is however separated by the A1123. It is well served by public transport being within walking distance to the Guided Busway.

Updates after initial appraisal

St Ives 3: Land South of Meadow Lane, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is previously developed with it being currently used as a children's nursery and café meaning that there is the potential for the reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is within flood zone 1 with no recorded risk from surface water.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	The site is previously developed land. The majority of the site is classified as urban apart from the north eastern corner of the site which is classified as non-agricultural.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 200m of the Meadow Lane Gravel Pits County Wildlife Site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging.</p> <p>The site promoter is seeking to redevelop the site for housing development. The site currently adjoins long residential curtilages to the south but the west adjoins an established employment area. Opposite is the Meadow Lane Gravel Pits, considering its context residential development is less suitable.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for market and/or affordable housing. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 0.5km of St Ives town centre. The site is within 500m of Waitrose and also about 1.5km of Morrisons supermarket.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is about 1.5km of Eastfield Infant & Nursery School. St Ives has many leisure and cultural facilities, which the site is about 800m of, including library, the Royal Oak Public House and from Warners Park. It is just over 800m from the Norris Museum and St Ives Methodist Church.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site adjoins on its western edge the Meadow Lane Business Park and within is within 0.5km of the town centre. It is also within 1km of the Parsons Green Industrial Park. Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is located beyond 5km from Huntingdon railway station. The site is located within 400m of bus stops located within the St Ives Park and Ride which are rated A on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives. There is a pavement along the site's frontage along Meadow Lane.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. The site is previously developed and currently in commercial use, it adjoins an employment area to the west, therefore housing in this location would be more challenging to successfully integrate.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is previously developed. It is not constrained by flooding or by heritage designations, it is within 200m of the Meadow Lane Gravel Pits CWS and it is within the Great Ouse Valley Green Infrastructure Priority Area. While it is well served in terms of services, facilities, primary education and employment opportunities by being located on the eastern edge of St Ives, it is however separated by the A1123. It is well served by public transport being within walking distance to the Guided Busway. The site's location to the east of the main built form of St Ives and its neighbouring employment uses makes integration of residential development more challenging to achieve.

Updates after initial appraisal

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1 Eastern Huntingdonshire

St Ives 4: Land North of Meadow Lane, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 81% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Two thirds of the site is within flood zone 2 with some of the site's edges falling within flood zones 3a and 3b. There is some minimal risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield but is wholly classified as non-agricultural.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The Meadow Lane Gravel Pits County Wildlife Site is partially within the site along its north-western edge.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is located within the countryside detached from the main built form of St Ives. There is a sequence of commercial development located on the opposite side of Meadow Lane so the proposed commercial uses would be reflect the nearby land uses. However, the site's sensitive location in the open countryside and to the Meadow Lane Gravel Pits CWS means that development of this scale on this side of Meadow Lane will likely result in significant adverse landscape and ecological impact.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is distant from major sources of pollution but is of a scale that could cause some pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is about 1.5km of St Ives town centre. The site is about 1.4km of Waitrose and also within 2.4km of Morrisons supermarket.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	St Ives has many leisure and cultural facilities, but the site is beyond 800m of these.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is approximately 950m from the Meadow Lane Business Park and is about 1.5km of the town centre. It is also within 2.4km of the Parsons Green Industrial Park.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is located beyond 5km from Huntingdon railway station. The site is located approximately 900m from bus stops located within the St Ives Park and Ride which are rated A on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives.</p> <p>There is a narrow pavement opposite from the site along Meadow Lane.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The proposed land uses for the site consist of employment uses, the site promoter has not identified what type of employment though, therefore it cannot be determined at this stage if the scheme would provide a high or low job density. The potential scale of the scheme at 28,000sqm could provide a good level of new jobs.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? 	-	The site is located such that it could not be effectively integrated with the existing place and community.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 		
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is greenfield and is constrained by flooding. It is not constrained by heritage designations, but the Meadow Lane Gravel Pits CWS partially falls within the site. It is also within the Great Ouse Valley Green Infrastructure Priority Area. The site is located in the open countryside in a sensitive location which result in significant landscape and ecological impact. The site has reasonable accessibility to public transport being within walking distance to the Guided Busway. Its detachment from St Ives means integrating development with the existing place and community is more challenging as does accessing the site via safe and sustainable modes of transport.

Updates after initial appraisal

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St Ives 5: Land at Marley Road, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 11% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Most of the land is classed as flood zone 1 but parts along the northern and eastern boundary are classed as flood zone 3a, with more limited areas along these boundaries being classed as flood zone 2. Along the southern boundary, an area of the site is classed as flood zone 3a, with a further area being classified as flood zone 2. Surface water flood risk is also a constraint in these parts of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land, with approximately 25% of the site being classified as grade 3 in the eastern part of the site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from natural greenspace.</p> <p>It has very limited capacity for direct linkages to the strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site adjoins the northern edge of St Ives extending into the countryside, as such it does have a close relationship with the settlement but also a close relationship with the countryside. Although the land is prominent along the road running around the north of St Ives, it slopes south towards the town so that, although the landscape is generally open, development would not be visible from distance to the north. Development in this location at this scale would considerably alter the townscape and landscape character of St Ives seeing the town further extend away from its historic core.</p> <p>The location of flood risk on the site could make masterplanning the site more challenging as these areas are generally located closer to existing residential development, therefore to minimise development in areas at risk of flooding, development would be located in less sustainable part of the site further from existing development and making connections and integration more challenging.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for up to 600 market and/or affordable homes. The scale of development would provide a mix of tenures, dwellings sizes and types.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 2.5km from S Ives town centre. The Co-Op on Constable Road in St Ives is approximately 1km away from the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	Thorndown Primary School is within 1km of the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site adjoins on its southern edge allotment grounds. It is about 800m from the Burleigh Hill Play Area. It is located just beyond 800m of the leisure and cultural facilities nearby, for example it is about 1.2km from the Burleigh Community Centre and 1.4km from St Ivo Outdoor Complex.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	Marley Road Industrial Area is approximately 1.4km away and the Somersham Road Industrial Area is approximately 2.2km from the site. The site is also approximately 2km from the Ivo Secondary School and 2.5km from the town centre. Superfast broadband is available in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is located beyond 5km from Huntingdon railway station. The site is located within 450m of a bus stop along The Mallards which is rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives. There is no pavement along the site's frontage along Hill Rise but along its eastern edge adjoins a public right of way.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	While the site adjoins the northern edge of St Ives, it is unclear whether there will be connections from the development into the adjoins residential areas or not. If not, there is no footpath along Old Ramsey Road to connect the site's frontage thus making physical connections to services and facilities within St Ives challenging. As such it will be very challenging to integrate development with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is constrained fluvial and surface water flooding, it is not constrained by heritage or nature conservation designations. Development of the site would see built development extending into the countryside in a location with less sustainable connections to services and facilities in St Ives by foot or by cycling. It would also alter the landscape setting to the town by continuing built development northwards. The site is within reasonable proximity to employment, public transport connections, natural greenspace and to education facilities. The site is also wholly greenfield land mostly classified as grade 2 agricultural land.

Updates after initial appraisal

St Ives 6: Westwood Farm, North of Marley Road, St Ives

- 1.47** As identified in the LAA, approximately 75% of the site falls within a water recycling area as the site adjoins a sewage works. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity. The land that does not fall within the water recycling area is very detached from St Ives so its development would not relate well to the settlement being located in the open countryside.

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1.48 Therefore, a sustainability appraisal for the site has not been undertaken.

St Ives 7: Old Ramsey Road, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>Site is located beyond 200m of an AQMA.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 5% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Most of the site is classed as flood zone 1 but limited areas along the northern boundary, abutting the drain, are classed as flood zone 2 and flood zone 3a. Flooding from surface water is also a risk along the site's northern edge.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The southern corner of the site is within 200m of a 0.5ha natural greenspace.</p> <p>It has very limited capacity for direct linkages to the strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is detached from the main built form of St Ives and as such relates much more closely with the countryside. The site adjoins a cemetery and allotment grounds. It has limited pedestrian and cycling connectivity. As such development in this location will alter the landscape and townscape character of St Ives and its immediate environs. The proposed capacity is very low and would not make an efficient use of land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for 131 market and/or affordable homes. The development could provide a mix of dwelling sizes, types and tenures.</p> <p>The site is over 1ha in size.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is approximately 2.5km from S Ives town centre. The Co-Op on Constable Road in St Ives is approximately 1km away from the site.</p> <p>Thorndown Primary School is within 1km of the site.</p> <p>The site adjoins on its southern edge allotment grounds. It is about 800m from the Burleigh Hill Play Area. It is located just beyond 800m of the leisure and cultural facilities nearby, for example it is about 1.2km from the Burleigh Community Centre and 1.4km from St Ivo Outdoor Complex.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>Marley Road Industrial Area is approximately 1.4km away and the Somersham Road Industrial Area is approximately 2.2km from the site. The site is also approximately 2km from the Ivo Secondary School and 2.5km from the town centre.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is located beyond 5km from Huntingdon railway station. The site is located within 450m of a bus stop along The Mallards which is rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives.</p> <p>There is no pavement along the site's frontage along Hill Rise but is within 1km of a public right of way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is detached from the main built form of St Ives and is separated by allotment grounds and a cemetery. Additionally, there is no footpath along Old Ramsey Road to connect the site's frontage so making physical connections to services and facilities within St Ives challenging. As such it will be very challenging to integrate development with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is constrained somewhat by flooding, it is not constrained by heritage or nature conservation designations. Development of the site would see built development extending into the countryside in a location with less sustainable connections to services and facilities in St Ives by foot or by cycling. The site is within reasonable proximity to employment, public transport connections, natural greenspace and to education facilities. The site is also wholly greenfield land classified as grade 2 agricultural land.

Updates after initial appraisal

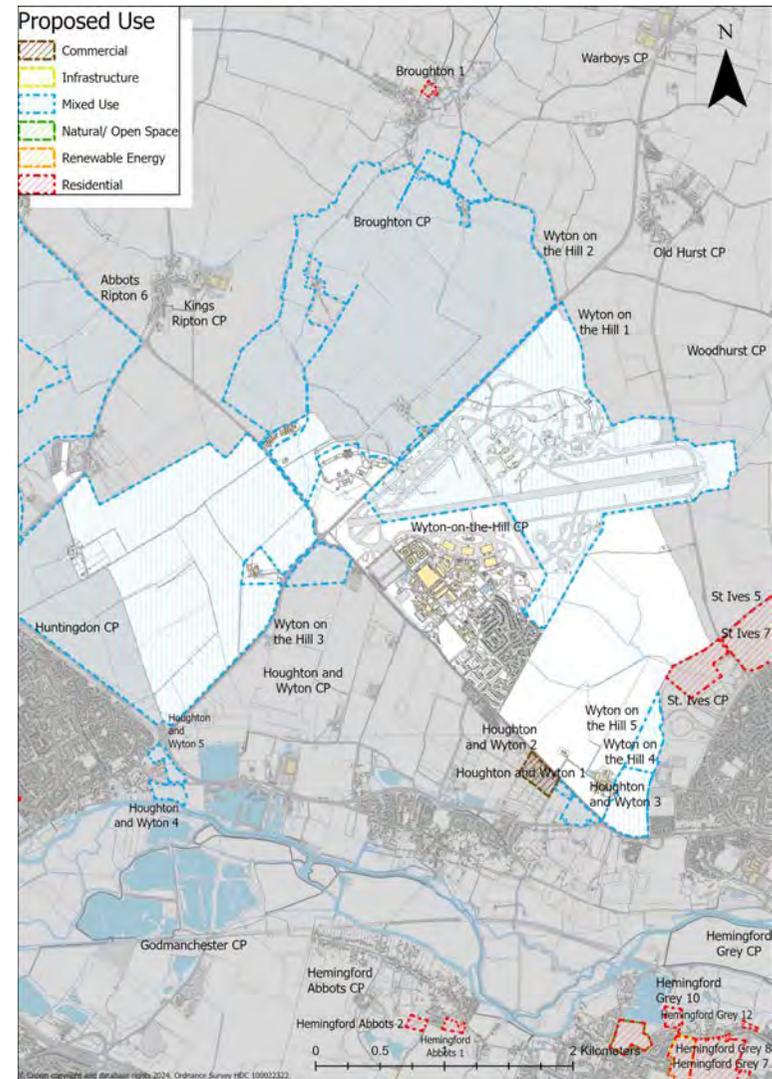
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Wyton on the Hill

1.49 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Wyton on the Hill 1: Wyton Airfield
- Wyton on the Hill 2: Hungary Hall, West of A141, Wyton on the Hill - this does largely fall within Broughton parish but has been assessed here due to its close relationship with Wyton on the Hill 1.
- Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Wyton-on-the-Hill parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Wyton on the Hill 4: Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)
- Wyton on the Hill 5: Land North of Houghton Road (larger site), St Ives (Wyton on the Hill)



Wyton on the Hill 1: Wyton Airfield

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	++	<p>The site has opportunities to link into the established Busway network providing high quality public transport connections between Cambridge, Huntingdon and onto Peterborough potentially reducing private car usage.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided.</p> <p>The site could incorporate green infrastructure on site and although it does not directly adjoin the Ouse Valley green infrastructure priority area at its nearest point it is 1.3 kms and has some potential for linkages.</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	++	<p>The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).</p> <p>The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	+	
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p> <p>99.7% of the site is situated in flood zone 1; the remainder is in flood zone 3b totalling just 0.69 ha. The site is affected by a limited amount of surface water flooding with a small amount of additional risk from</p>
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			climate change. A level 2 SFRA is required to demonstrate the detailed impacts and requirements. Given the scale of the site it is anticipated that there will be ample opportunities to manage and mitigate the level of flood risk.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	++	The site is almost entirely classified as previously developed land as it is a former RAF airfield and contains substantial areas of hardstanding. Less than 5% of the total land area comprises grade 2 agricultural land.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	++	
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	++	<p>Wyton Airfield is just beyond several of the thresholds for Natural England's access to natural greenspace standards. However, it is still in relatively close proximity to the extensive publicly accessible open and natural green spaces of the Ouse Valley corridor which would provide diverse opportunities for recreation. The site has potential to provide publicly accessible open green space and already contains several small wooded areas and large areas of grassland which have the potential to form the core of additional open space provision.</p> <p>Current strategic blue and green infrastructure networks are not expected to be compromised by redevelopment of Wyton Airfield, nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Ouse Valley river corridor and its associated flood meadows.</p>
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	++	
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	++	There are no designated sites of biodiversity or geodiversity value within the site. The former RAF Wyton bomb dump county wildlife site is directly across the A141 from the site. There are no

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	internationally designated sites within 2kms and the closest SSSI is 2.25 kms from the nearest boundary. The site offers limited opportunities to promote opportunities for the recovery or enhancement of sites of biodiversity or geodiversity value with the strongest potential being for promoting linkages to the RAF Wyton bomb dump county wildlife site. There are no tree preservation orders within the site.
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? Reinforce local distinctiveness and a sense of place? 	++	<p>The site is located within the Central Claylands landscape character area which predominantly comprises gently undulating arable land with a relatively large scale field pattern. It is on a raised plateau and immediately adjoins the remaining RAF Wyton operational base which contains buildings of a range of heights and can be seen extensively from the surrounding areas. The villages of Old Hurst and Woodhurst are situated to the north of the site with views across the landscape up to the site. Development of Wyton Airfield would be partially visible from both of these villages. The wider area is typified by ancient woodland and hedgerows. Development could promote opportunities to enhance this characteristic through provision of additional woodland and hedgerows.</p> <p>The south western corner of the site adjoins Wyton on the Hill which comprises the former married quarters housing. The layout is predominantly demi-detached and short terraces of homes with back gardens frequently containing boundary trees. There are very limited areas of public open space beyond 5 children's play areas and the primary school site. The sense of place of Wyton on the Hill remains closely aligned with the adjoining operational RAF base. Redevelopment of the site and integration with Wyton on the Hill offers opportunities to enhance the residential village character of Wyton on the Hill and create a high quality locally distinctive new settlement.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>Redevelopment of Wyton Airfield would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections into the surrounding area. There may be scope for action to reduce the contribution to air pollution from queuing traffic on the A141/ B1090 (Sawtry Way) junction.</p> <p>The site is already in use for a variety of temporary uses including open storage, vehicle parking and ancillary office accommodation with supporting lighting and security systems. No flying takes place from the site any more so the surrounding area is no longer impacted by aircraft or helicopter noise.</p> <p>The scale of potential development would generate some amount of light and noise pollution. The adjoining RAF Wyton base already produces some light and noise pollution so this aspect of any potential development would need to be carefully managed to avoid consolidating this impact.</p>
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	++	<p>This site is located just north of the Ouse Valley corridor with the market towns of Huntingdon and St Ives in close proximity. It has potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The site has potential for linking into the Busway providing public transport connectivity to Cambridge for higher level services and a wide range of employment opportunities. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In terms of market demand and meeting community needs the site is located within the Hemingford Grey and Houghton ward of the district. Analysis of average house prices per square metre by ward</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			using data from Hometrack for April to September 2023 shows this ward as the fourth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates this ward as the joint third most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.
SA10	<ul style="list-style-type: none"> <li data-bbox="293 722 1115 767">• Support and enhance the more deprived areas of the district? <li data-bbox="293 775 1115 847">• Maximise opportunities for access to existing or proposed social and community facilities and services? 	<p data-bbox="1149 722 1274 767">+</p> <p data-bbox="1149 775 1274 847">++</p>	<p data-bbox="1296 722 2089 1011">The site is situated within the Hemingford Grey and Houghton ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived). The northern boundary of the site immediately adjoins Warboys ward which is ranked as one of the three most deprived wards in the district. Therefore, redevelopment has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training and reducing barriers of housing and services.</p> <p data-bbox="1296 1038 2089 1327">Social and community facilities would be expected to be included on site as part of the redevelopment. However, the site is within 6 kms of Huntingdon town centre and 7.5 kms of St Ives town centre when measured by road from the central point of the frontage onto the A141 and approximately 4 kms from St Ives town centre by potential active travel routes via the Old Ramsey Road offering potential to enhance usage of services and facilities in these town centres. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	++	<p>Wyton Airfield has been declared surplus to military requirements with military flying ending in February 2015. The site only comprises part of the former RAF Wyton predominantly including the runways, taxiways and associated grassland of the airfield with limited built structures. The technical base of RAF Wyton containing most of the buildings remains on adjoining land with uses having been relocated there from RAF Brampton. The site would contribute to regeneration activities through the reuse of previously developed land which is currently occupied by a limited range of temporary uses many of which involve open storage.</p> <p>As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has not indicated a preferred amount of employment and commercial floorspace to be provided. It is their intention to refresh the previous draft masterplan which included 10 ha of land for employment which was anticipated as providing around 1,000 jobs.</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	+	
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	<p>The Old Ramsey Road connects north and south of the eastern end of the former runway providing active travel opportunities directly lining into St Ives and into Woodhurst and the wider countryside north of the site.</p> <p>Public rights of way adjoin the southern and eastern boundaries of the site offering potential for active travel linkages into Houghton and St Ives via connection to the B1090 and north to Woodhurst.</p> <p>In terms of public transport connectivity Wyton on the Hill is currently served by the Busway from the B1090 road frontage and by a Chatteris, Ramsey to Huntingdon service along the A141 frontage..</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Opportunities have previously been explored for diverting Busway services into the Wyton Airfield site. Significant improvements could be provided to the Busway services to provide high quality public transport linkages east to St Ives and Cambridge and west to Huntingdon and Alconbury Weald.</p> <p>Significant active travel and public transport improvements in the wider A141 and St Ives area are being promoted by the Cambridgeshire and Peterborough Combined Authority which is preparing an outline business case for the work through 2022/23-2023/24 to provide a preferred scheme, robust costings, a preliminary design, and full supporting information.</p>
SA13	<ul style="list-style-type: none"> ● Attract new investment and provide opportunities to improve the resilience of the local economy? ● Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? ● Support retention and growth of indigenous companies? ● Encourage sustainable tourism? 	+	<p>The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is uncertain. Employment growth could diversify the very local job opportunities of civilian roles which exist within RAF Wyton. It is a sustainable location for employment opportunities being in good proximity to potential employees in Huntingdon and St Ives with potential for active travel and public transport accessibility from both locations. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site.</p>
SA14	<ul style="list-style-type: none"> ● Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	<p>The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to the existing town centres of both Huntingdon (6kms) and St Ives (7.5kms/ 4kms). The additional</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? Retain the character of existing settlements? 	+	<p>The site has an established character from its use as a military airfield which connects strongly with the adjoining remaining RAF Wyton and the former married quarters housing now forming the separate community of Wyton on the Hill. To the north the site adjoins open countryside with the nearest village being Woodhurst situated 1 km to the north east.</p> <p>Being located on level land the majority of the site is contiguous with the surrounding countryside which is characterised by relatively flat open land predominantly in agricultural use.</p> <p>Wyton on the Hill has a strong sense of place due to its purpose designed nature as married quarters. Development for a residential led scheme could reinforce the domestic nature and scale of this adjoining use, complementing it with more diverse housing types and improved accessibility to community services and facilities.</p>
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	+	There are no known archaeological sites or features within the site. The nearest conservation area is at Woodhurst some 1.1 kms from the nearest part of the site boundary.

Summary of SA

Wyton Airfield comprises previously developed land located close to the market towns of Huntingdon and St Ives within an area of relatively high market demand for new homes. It adjoins the existing community of Wyton on the Hill and development as a new settlement could be integrated with this community and enhance its sustainability through greater access to local services and facilities. The site adjoins a major employer and some employment opportunities would be included within the site although it is promoted as a residential led scheme. It is also in close proximity to diverse employment opportunities in Huntingdon and St Ives. The location

offers opportunities for diversion of the Busway through the site providing high quality public transport links east into St Ives and Cambridge and west to Huntingdon. Opportunities are also present for enhancing active travel linkages both for day-to-day and leisure journeys. Overall, Wyton Airfield is sustainably located for new development.

Substantial facilities would be required on site such as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents. Integration of these with the existing community of Wyton on the Hill would boost their sustainability.

The site has limited sustainability benefits in terms of nature conservation and access to strategic infrastructure. Development is unlikely to be close enough to give rise to detrimental impacts but equally is not close enough to facilitate significant connectivity improvements.

As a former military airfield the site, the adjoining community of Wyton on the Hill and the remaining RAF Wyton base have a strong existing character. Development could build on the established character to provide a sense of place early on within development of the scheme. In terms of the wider landscape, development would impact on views from Woodhurst and Old Hurst and the wider countryside around the site, particularly given its position on a raised plateau. The site benefits from established hedgerows and trees around most boundaries which would provide a mature starting point for any landscaping scheme to help reduce the local level visual impact of development.

Updates after initial appraisal

Wyton on the Hill 2: Hungary Hall Farm, West of A141, Wyton on the Hill

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	+	No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided. The site has some opportunities to potentially provide an extension to the Busway network providing high quality public transport connections between Cambridge, Huntingdon and onto Peterborough potentially reducing private car usage.
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			At its nearest point the site lies 1.9 kms from the Ouse Valley green infrastructure priority area affording limited opportunities for enhancement to this network.
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	+	The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	98.66% of the site is within flood zone 1 totalling some 378 ha of land. The remainder includes small parts in each of flood zones 2, 3a and 3b all of which form a constraint to development but total only 5.1ha Surface water flooding also affects a small proportion of the site with 3.2% being affected by medium risk including a 40% allowance for climate change. A level 2 SRFA demonstrates how the flood risk of the site could be managed.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	The site is wholly greenfield agricultural land so it does not facilitate the use of previously developed land at all. The vast majority of the site is classified as grade 2 agricultural land although a belt of grade 3 land run through the north west of the site.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	--	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	++	<p>The site is outside all of the thresholds for Natural England's access to natural greenspace standards. However, it is still in relatively close proximity to the extensive publicly accessible open and natural green spaces of the Ouse Valley corridor which would provide diverse opportunities for recreation. As a large scale greenfield site this has several existing tree-edged drainage ditches running through it which offer potential opportunities to form starting points of established natural green space for opportunities for further provision.</p> <p>Current strategic blue and green infrastructure networks are not expected to be compromised by development of Hungary Hall Farm, nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Great Ouse Valley river corridor and its associated flood meadows.</p>
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	++	
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	+	<p>The site adjoins the RAF Wyton bomb dump county wildlife site in the southern corner which would need appropriate protection from the impacts of any development. It is over 3.5kms from any other designated sites such as SSSIs. There are no tree preservation orders within the site.</p> <p>The site offers limited opportunities to promote opportunities for the recovery or enhancement of sites of biodiversity or geodiversity value with the strongest potential being for promoting linkages to the adjacent county wildlife site.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	-	<p>The site is located within the Central Claylands landscape character area which predominantly comprises gently undulating arable land with a relatively large scale field pattern creating an open</p>
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>characteristic to the landscape. The landform slopes generally from higher land paralleling the A141 down in a north westerly direction towards Bury Brook flowing between Kings Ripton and Broughton.</p> <p>Broughton village is situated immediately to the north of the site with Bridge Road that connects the village with the A141 forming the northern boundary of the site. Development alongside this would impact on the rural character of the approach to Broughton. Trees and hedgerows form an important element of the local character containing some views in and around the edges of Broughton; the spire of All Saints Church forms a focal point in long distance views.</p> <p>Kings Ripton is situated to the west of the site with large scale agricultural buildings at Glebe Farm being located just over 400 m from the nearest part of the site but set relatively low in the landscape. The historic core of the village is around 800 m away. From Ramsey Road on the southern edge of Kings Ripton there are extensive long distance views across the site which are contiguous with the rural characteristics and setting of the village.</p> <p>The south eastern boundary of the site adjoins the A141 and is situated directly opposite the former Wyton Airfield which comprises the site appraised above. The character of this site is significantly more rural as it is wholly in use for arable farming other than buildings on several parcels of land around the edges and at Lodge Farm and the solar farm which are surrounded by the site.</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> • Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>Development of Hungary Hall Farm would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections into the surrounding area. There is scope for action to reduce the contribution to air pollution from queuing traffic on the A141/ B1090 (Sawtry Way) junction.</p> <p>The site is in arable agricultural use and so currently gives rise to very little noise, air or light pollution. The scale of potential development would generate some amount of light and noise pollution which would impact on the nearby countryside and villages.</p>
SA9	<ul style="list-style-type: none"> • Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	++	<p>This site is located with frontages to the A141 and the B1090. Huntingdon is in close proximity with improvement works to the A141 being promoted by the Cambridgeshire and Peterborough Combined Authority. It has potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The B1090 also provides a road link to the A1. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In terms of market demand and meeting community needs the site is located within the Warboys ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows this ward as the 22nd most expensive of the 26 wards in the district indicating relatively lower levels of market demand and lower costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates this ward as the 23rd most expensive for renting a 3-bedroom home. but in contrast the third most expensive for renting a 4-bedroom home. Together these help to indicate that</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			delivering new homes on this site would contribute to delivering homes in a lower cost sustainable location that may help meet the community's needs.
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	+	<p>The site is situated within the Warboys ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 3 (where 1 is most deprived and 10 is least deprived). The southern boundary of the site immediately adjoins Hemingford Grey and Houghton ward which in contrast is ranked at 9 being significantly less deprived and the western boundary adjoins the Sawtry ward ranked at 7. Development has potential to assist with improving deprivation in the ward through provision of additional employment, education skills and training and reducing barriers of housing and services.</p> <p>Social and community facilities would be expected to be included on site as part of the redevelopment. The Crown Inn and All Saints Church at Broughton are within 800m of the site boundary providing local scale social and community facilities. Additionally, the site is within 6 kms of Huntingdon town centre and 8 kms of St Ives town centre when measured by road from the central point of the frontage onto the A141 offering potential to enhance usage of services and facilities in these town centres.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	++	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has not indicated a preferred amount of employment and commercial</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			floorspace to be provided but they anticipate a mixed use scheme and promote the site as suitable for delivery in conjunction with Wyton Airfield.
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	<p>A public right of way runs broadly north-south through much of the western part of the site from Bridge Street Broughton. Several public rights of way run from the north of Bridge Road connecting into Broughton and the wider countryside beyond.</p> <p>Public transport currently runs along the A141 offering connections to Chatteris, Ramsey and Huntingdon; although currently low frequency the service offers opportunities for enhancement. Significant active travel and public transport improvements in the wider A141 and St Ives area are being promoted by the Cambridgeshire and Peterborough Combined Authority which is preparing an outline business case for the work through 2022/23-2023/24 to provide a preferred scheme, robust costings, a preliminary design, and full supporting information.</p>
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies? Encourage sustainable tourism? 	+	<p>The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is uncertain and the scheme is promoted as being residential led. It is a reasonably sustainable location for employment opportunities given its proximity to potential employees in Huntingdon with potential for active travel and public transport accessibility to be introduced. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to the existing town centres of both Huntingdon (6kms) and St Ives (8kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? Retain the character of existing settlements? 	-	<p>The land currently has a wholly agricultural character with its sense of place being that of the open countryside. Development would fundamentally alter this and any scheme would need to create a wholly new sense of place. Development would impact significantly on the character of Broughton bringing new development along Bridge Road which is the primary route into the village and bringing new development north of this close to the eastern edge of the village thereby completely altering its rural setting.</p> <p>Development would also impact on the wider setting of Kings Ripton in terms of long distance views from the eastern side of the village although a strong landscaping scheme could partially ameliorate this.</p>
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	-	There are no known archaeological sites or features within the site. However, Broughton conservation area is within 150 m of the nearest point of the proposed site boundary; built development in such close proximity could substantially impact on the setting of the conservation area. Kings Ripton conservation area is some 800 m distant and would be less directly affected.

Summary of SA

Hungary Hall Farm is a wholly greenfield site comprising predominantly best and most versatile grade 2 agricultural land which reduces its sustainability for development. However, it is relatively close to Huntingdon via the A141 which provides opportunities for access to a range of employment and services. Sustainable travel opportunities are currently limited to a bus service running along the A141 on the eastern side although this has potential for enhancement. The CPCA is promoting substantial upgrades to public and active travel in the wider A141 corridor which this site has potential to link into from its eastern side. The site is promoted for mixed use although the amount of non-residential use remains to be determined. The site promoter advocates bringing the site forward in conjunction with redevelopment of Wyton Airfield which could boost the sustainability of the overall scheme, certainly to the benefit of Hungary Hall Farm. However, by the point of submission in 2023 there was no indication that any liaison had taken place to co-ordinate a single scheme or that the proposal was acceptable to the promoter of Wyton Airfield.

Substantial facilities would be required on site such as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents. Integrated development with Wyton Airfield could provide opportunities for enhanced sustainability of this site although would not overcome the impacts it would have on best and most versatile agricultural land.

The site has limited sustainability benefits in terms of nature conservation and access to strategic infrastructure. Development is unlikely to be close enough to give rise to detrimental impacts but equally is not close enough to facilitate significant connectivity improvements other than to the Wyton bomb dump county wildlife site.

Development of this site would significantly impact on the rural character of the local area, in particular it would significantly detrimentally impact on Broughton, the primary approach to it and its conservation area. The development of the site in isolation would give rise to a wholly detached area of development that would not relate well to the existing landscape character or settlement hierarchy of Huntingdonshire. However, if development were to occur in conjunction with Wyton Airfield it might support a more sustainable new settlement as whole. The site itself has a mixture of boundary landscaping at present with trees and hedgerows containing much but not all of the site. These would form the basis of a landscaping scheme to assist with integration of any development into the surrounding landscape but would need substantial reinforcement, particularly on the northern and western parts of the site.

Updates after initial appraisal

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Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	++	<p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided. The location has opportunities to benefit from CPCA proposals for upgrades to the A141 and associated active travel networks which may enhance non-vehicle dependent travel as well as have opportunities to link into the existing Busway network.</p> <p>The south eastern part of the site is adjacent to the outer edge of the Great Ouse Valley green infrastructure priority area and, although separated by the A141, has potential to promote enhancements to this area through inclusion of additional green infrastructure and biodiversity areas.</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	++	
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	+	<p>There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 1.2% of of the site area.</p> <p>The proposal states that some 98.48ha of land (about a third of the total site area) could be used for open space which which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	++	
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p>
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Over 98% of the site is situated within flood zone 1 presenting the lowest level of risk from fluvial flooding. Around 14% of the site has some risk of surface water flooding, most of which is low risk although there is a slight increase in additional risk when climate change is accounted for.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	The site is wholly greenfield agricultural land so it does not facilitate the use of previously developed land at all.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	--	For comparative purposes with other sites the HDC mapping data shows the site as wholly grade 2 agricultural land. However, the site promoter has supplied a site specific soil assessment which indicates that approximately 40% of the site is grade 2, 40% is grade 3a and 20% is grade 3b.
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	++	The south eastern part of the site is within Natural England's wider neighbourhood standard of having a natural greenspace of at least 20 ha within 2 kms. Also, the proposal states that some 98.48ha of land (about a third of the total site area) could be used for open space.
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	++	<p>St Thomas's Dole plantation forms an established wooded area within the site which has many tree and hedgerow belts reinforcing on-site nature connectivity and providing opportunities for enhancement and establishment of further provision.</p> <p>Current strategic blue and green infrastructure networks are not expected to be compromised by development of Lodge Farm and future extension or improvement could be positively facilitated.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	+	<p>There are no designated biodiversity or geodiversity sites within the site. However, it is directly across the A141 from the Willow Pollards north of Wyton Pit county wildlife site. The site offers limited opportunities for enhancement of this as it is a wetland setting and the topography of the site rises significantly from the adjoining point. Great Stukely railway cutting SSSI is 1 km to the west from the nearest boundary point of the site. Three individual trees have preservation orders on them within the north eastern part of the site.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	+	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	-	<p>The site is located within the Central Claylands landscape character area and demonstrates this areas typical characteristics of gently undulating arable land with a relatively large scale field pattern. The southern boundary adjoins Huntingdon with a substantial landscaping buffer separating it from 'The Birds Estate' townscape character area. The south eastern edge adjoins the Great Ouse Valley landscape character area.</p> <p>If developed the site would form a substantial expansion to the north eastern edge of Huntingdon which currently has a well defined boundary along the A141. It would need to both create its own sense of place and facilitate connectivity into Huntingdon recognising that it would form a direct expansion of the existing town, not a free-standing entity. Clear views can be obtained across the site from Kings Ripton Road including from Jubilee Park; Huntingdon Cemetery and Crematorium is further north than the northern boundary of the site and built development should have less direct impact although it would alter the current rural approach from the town. The site does not adjoin any villages although the site promoters suggest connectivity into the roundabout where sawry Way and the A141 interconnect near Wyton on the Hill. Hartford Hill Farm and Lodge Farm would be largely encircled by the proposed development leading to a fundamental change in their countryside settings.</p>
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>Development of Lodge Farm would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections, primarily into Huntingdon. There is scope for action to reduce the contribution to air pollution from queuing traffic on the A141/B1090 (Sawtry Way) junction.</p> <p>The site is in arable agricultural use and so currently gives rise to very little noise, air or light pollution. The scale of potential development would generate some amount of light and noise pollution which would impact on the north eastern edge of Huntingdon, the two remaining farms and the open countryside beyond the site.</p>
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	++	<p>The site has a direct frontage to the A141 directly across which is the Hartford area of Huntingdon with connectivity in from Hartford Road to the south east of the site. Hartford Road leads directly to the town centre providing good access to services to meet the community's needs with public transport and active travel connections. The BP garage at the Hartford roundabout offers a small selection of food and the Dobbies garden centre offers an in-store Waitrose 1.3 kms from the nearest point of the site. The western corner of the site adjoins Kings Ripton Road from which there are active travel connections into the town and road connections west to superstores and Towerfields leisure park. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In terms of market demand and meeting community housing needs the site spans the Huntingdon North ward and the Hemingford Grey & Houghton ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Huntingdon North ward is the 24th most expensive and Hemingford Grey & Houghton ward is the fourth most expensive</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>of the 26 wards in the district. In reality the site is most closely related to Huntingdon East ward which has the 19th highest values. The wide range of values in and around the area indicates that the site could meet a range of demand. Rental data for October 2022 to October 2023 indicate these wards as also being diverse for renting a 3-bedroom home ranging from joint third to 17th. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet a range of the community's needs.</p>
SA10	<ul style="list-style-type: none"> <li data-bbox="293 754 1115 802">• Support and enhance the more deprived areas of the district? <li data-bbox="293 810 1115 882">• Maximise opportunities for access to existing or proposed social and community facilities and services? 	<p style="text-align: center;">+</p> <p style="text-align: center;">++</p>	<p>Analysis of deprivation by Cambridgeshire County Council gives the Hemingford Grey and Houghton ward a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived) and the Huntingdon North and East wards both have a score of 8. All relevant wards for this site have relatively good access to employment, education skills and training and lower barriers for housing and services. Thus, the site would not particularly support and enhance the more deprived areas of the district.</p> <p>Social and community facilities would be expected to be included on site as part of any development. The site is 4 kms to Huntingdon town centre when measured by road from the central point of the eastern frontage onto the A141 and 2.9 kms by active travel routes from the A141 crossing to Sapley Road. The Towerfields leisure park is 1.8 kms from the mid-point of the A141 along the southern boundary. The Jubilee Park playing fields face onto Kings Ripton Road which forms the western boundary of the site. The northern tip of the site's boundary adjoins a rally karting centre with Huntingdon cemetery and crematorium 50m across the road. Overall, the site has good opportunities to access existing social and community facilities and is of a sufficient scale to include some provision on site.</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	The site would not contribute to regeneration activities being wholly greenfield land.
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	+	As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter anticipates a residential led scheme and has not indicated a preferred amount of employment and commercial floorspace to be provided but some is anticipated.
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	+	The has limited active travel opportunities at present with no public footpaths along any of the site's road frontages and no public rights of way crossing the site. The Busway uses the A141 to serve Wyton on the Hill so potential exists for additional stops on this frontage or possible route diversion. The proposed A141 upgrade is expected to promote improved public and active travel options along the A141 corridor which would provide opportunities for significant improvements.
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? 	+	The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is uncertain and the scheme is promoted as being residential led. It is a sustainable location for employment opportunities given its proximity to potential employees in Huntingdon with potential for active travel and public transport accessibility to be introduced. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site.
	<ul style="list-style-type: none"> Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? 		
	<ul style="list-style-type: none"> Support retention and growth of indigenous companies? 		
	<ul style="list-style-type: none"> Encourage sustainable tourism? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	<p>The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to Huntingdon town centre via a variety of routes of around 4.5 kms and the increased level of demand likely to be generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the town centre.</p>
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? Retain the character of existing settlements? 	-	<p>The land is wholly agricultural in character, with its relationship with Huntingdon on the southern boundary having a limited impact on its sense of place due to the separation resulting from the structural planting between the existing properties in Huntingdon and the A141. All other boundaries of the site relate to the surrounding open countryside. Development would fundamentally alter the character of the site from agricultural to urban and significantly impact on the retained properties within and largely encompassed by the site.</p> <p>The scale of the site is such that it would form a whole new neighbourhood for Huntingdon extending the town in a location relatively remote from main clusters of employment and the town centre. It is proposed as a residential led development effectively continuing the residential led development of 'The Birds' estate from the late 20th century. Given the separation arising from the A141 it would need to establish its own local character and sense of place. Given the rising nature of the land from both boundaries with the A141 development would be highly visible in the local landscape as well as from much of the B1090.</p> <p>Along the Ouse Valley the villages of Houghton & Wyton benefit from substantial trees and hedgerows, particularly along the A1123 providing screening of the site although glimpses may be apparent in long distance views. The character of the adjoining section of</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Huntingdon has largely evolved from the once distinct village of Hartford to that of modern residential estates. This, the development would extend this character and need to provide its own sense of place.
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	+	The site has potential for a range of archaeological interests as identified in the submitted Heritage Statement although there are no directly impacted listed buildings, conservation areas or scheduled monuments.

Summary of SA

Lodge Farm is a wholly greenfield site comprising a mixture of grade 2 and grade 3 agricultural land. It adjoins Huntingdon on the south western side with the A141 forming two of the site's boundaries. The location has opportunities to benefit from CPCA proposed upgrades to the A141 and active travel routes in its vicinity potentially enhancing potential occupiers' accessibility to sustainable forms of travel although there is currently no public transport or active travel infrastructure along the A141 where it adjoins Huntingdon and only a limited service on the stretch along the eastern edge of the site.

Limited opportunities exist to link to and enhance strategic green infrastructure areas. There are no designated nature conservation assets within the site but a network of green landscaping corridors runs through and around the site offering opportunities for enhancement.

Development would form a major extension to Huntingdon and push the town's boundary out beyond that established by the A141 since the 1980s which contain the existing late 20th century development of 'The Birds' estate. Opportunities for integration are limited and potential would need to be maximised to gain the sustainability benefits of the site's location adjoining an existing town and providing opportunities to access existing services and facilities rather than being a freestanding site in the countryside.

The site is in an area of mixed housing market demand with relatively low levels of deprivation. It is in relatively good proximity to a wider range of employment, social and community services. Some would also be expected to be provided on site given the scale of the development enhancing access to local scale facilities. Given its relationship with Huntingdon development may boost the town centre as a result of more expenditure capacity in the local area.

Updates after initial appraisal

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Wyton on the Hill 4: Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>The site promoter intends to build to the Future Homes Standards from 2025 so development will be aligned with national standards but not exceed them.</p> <p>The site is remote from any air quality management area. The land is wholly greenfield so will not support the circular economy.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site closest to the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly in flood zone 1 with very small areas at risk of surface water flooding primarily near the south eastern edge of the site and the northern half of the western boundary.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield with no built structures on. Approximately a third of the site is classified as grade 3 agricultural land along the southern edge; the majority of it is classed as grade 2.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	Hill Rise Park provides access to natural green space some 300 m from the northern edge of the site. Although just beyond Natural England's accessible green infrastructure standards in terms of distance the site is relatively close to a range of natural green spaces

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			such as Hemingford Meadows and St Ives Thicket which provide leisure opportunities. The site is also of a scale to accommodate some open green space within it.
SA6	<ul style="list-style-type: none"> <li data-bbox="293 536 1126 616">Impact on a designated site of biodiversity or geodiversity significance? <li data-bbox="293 616 1126 796">Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is 0.6 km north of Houghton Meadows SSSI and approximately 370 m from the Houghton Grange grassland county wildlife site which is the closest of several nearby county wildlife sites. The southern site boundary is 160 m north of the Ouse Valley green infrastructure priority area so it provides only limited opportunities to contribute to future improvements in connectivity between the ecologically important sites in the vicinity.
SA7	<ul style="list-style-type: none"> <li data-bbox="293 812 1126 876">Make efficient use of land whilst also protecting the form and character of the local area? 	-	The form and character of the local area is very mixed. Whilst development might relate well to modern housing on Garner Drive this only comprises a small element of the site's boundaries. The majority of the land is surrounded by open space leisure uses or agricultural land; introducing built development would significantly impact on these by enclosing them into the built environment rather than the edge of settlement character they currently have. Development would also impact on longer distance views from Wyton on the Hill. To the south the site adjoins the Houghton and Wyton conservation area and the two grade II listed lodges to Houghton Grange. Redevelopment of the Houghton Grange site for residential use is changing the character of this area. Development of this site would alter the form of the local area by introducing development on both sides of the A1123 and increasing the perception of coalescence of St Ives with Houghton and Wyton. The developer's proposed density would, however, make efficient use of the land in terms of the number of homes proposed.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site adjoins the Outdoor Leisure Centre which has flood lighting. Whilst development of the site is unlikely to impact this there may be some impact on any development from the existing lighting.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for a mixture of market and affordable housing and is of a scale that would support provision of new homes with a range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is 2.5 kms from St Ives town centre allowing good access to a range of shops and services. The developer proposes to include a convenience shop within the scheme. Thorndown Primary School is 1.1 kms away from the road frontage on the A1123. The site is beyond 800m of any cultural or leisure facilities other than the Outdoor Leisure Centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5 kms of multiple concentrations of employment. Ultrafast broad band is available in adjoining properties.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site has access to high frequency bus services (B+) 350 m from the site frontage along Houghton Road to Garner Drive. The A1123 benefits from an existing pavement on the southern side of the road.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	No specific employment related proposals are anticipated although the developer proposes to include a convenience shop within the scheme the additional sustainability of which is accounted for below.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The developer proposes to include a convenience shop within the scheme which could boost local access to services as there is no local centre in the immediate vicinity.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	Although high quality design could be incorporated within the site itself only the southern third of the site along its eastern boundary adjoins the existing built up area of St Ives; the remainder on the eastern side would adjoin the outdoor leisure centre impacting on its edge of town countryside setting. A portion of the western boundary adjoins Houghton Hill Industries with development of the site effectively making this contiguous with St Ives. Development would affect the character of the local area by spreading the perception of the outskirts of St Ives along Sawtry Way.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The two grade II listed lodges to Houghton Grange are situated immediately south of centre the site along the A1123 frontage. This edge also adjoins the Houghton and Wyton conservation area.

Summary of SA

The site is wholly greenfield land of which around two thirds is best and most versatile grade 2 agricultural land. The site is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these. The site has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education. It has good access to high quality public transport but active

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travel routes would require a crossing of the A1123 or new provision. The site is sensitively located to the west of St Ives and would extend the built form into the surrounding countryside. It is immediately north of Houghton and Wyton conservation area including Houghton Grange. Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton.

Updates after initial appraisal

Wyton on the Hill 5: Land North of Houghton Road (larger site), St Ives (Wyton on the Hill)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	The site promoter intends to build to the Future Homes Standards from 2025 so development will be aligned with national standards but not exceed them. The intended lead housebuilder advocates going beyond these to achieve net zero construction by 2040.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site closest to the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is wholly in flood zone 1 with small areas at risk of surface water flooding near the south eastern edge of the site, across the central field boundary, along the north eastern edge and and close to buildings adjoining the western boundary.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield with no built structures on. Approximately a quarter of the site is classified as grade 3 agricultural land along the southern edge; the majority of it is classed as grade 2.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The northern tip of the site adjoins Hill Rise Park which provides access to natural green space. Although just beyond Natural England's accessible green infrastructure standards in terms of distance the site is relatively close to a range of natural green spaces such as Hemingford Meadows and St Ives Thicket which provide leisure opportunities. The site is also of a scale to accommodate some open green space within it.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is 0.6 km north of Houghton Meadows SSSI and approximately 370 m from the Houghton Grange grassland county wildlife site which is the closest of several nearby county wildlife sites. The southern site boundary is 160 m north of the Ouse Valley green infrastructure priority area so it provides only limited opportunities to contribute to future improvements in connectivity between the ecologically important sites in the vicinity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The form and character of the local area relative to this extended site is predominantly that of open space leisure uses or agricultural land. Whilst development on the A1123 frontage might relate well to modern housing on Garner Drive this only comprises a very small element of the site's boundaries. Introducing built development extending along over a third of the western edge of St Ives north of the A1123 would significantly impact on the form and character of this edge which currently one of open space uses.</p> <p>Development would impact on longer distance views from Wyton on the Hill, particularly in the northern end of the site.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			To the south the site adjoins the Houghton and Wyton conservation area and the two grade II listed lodges to Houghton Grange. Redevelopment of the Houghton Grange site for residential use is changing the character of this area. Development of this site would alter the form of the local area by introducing development on both sides of the A1123 and increasing the perception of coalescence of St Ives with Houghton and Wyton. The developer's proposed density would, however, make efficient use of the land in terms of the number of homes proposed.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site adjoins the Outdoor Leisure Centre which has flood lighting. Whilst development of the site is unlikely to impact this there may be some impact on any development from the existing lighting.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for a mixture of market and affordable housing and is of a scale that would support provision of new homes with a range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is 2.5 kms from St Ives town centre allowing good access to a range of shops and services. The developer proposes to include a convenience shop within the scheme.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	Thorndown Primary School is 1.1 kms away from the road frontage on the A1123.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is beyond 800m of any cultural or leisure facilities other than the Outdoor Leisure Centre.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5 kms of multiple concentrations of employment.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broad band is available in adjoining properties.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site has access to high frequency bus services (B+) 350 m from the site frontage along Houghton Road to Garner Drive.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	The A1123 benefits from an existing pavement on the southern side of the road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	No specific employment related proposals are anticipated although the developer proposes to include a convenience shop within the scheme the additional sustainability of which is accounted for below.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The developer proposes to include a convenience shop within the scheme which could boost local access to services as there is no local centre in the immediate vicinity.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	--	Although high quality design could be incorporated within the site itself only the southern quarter of the site along its eastern boundary adjoins the existing built up area of St Ives. The remainder on the eastern side would adjoin the outdoor leisure centre and extend to the outskirts of Hill Rise park impacting on the countryside setting of the edge of the town. A portion of the western boundary adjoins Houghton Hill Industries with development of the site effectively making this contiguous with St Ives. Development would affect significantly the character of the local area by spreading the perception of the outskirts of St Ives along Sawtry Way.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The two grade II listed lodges to Houghton Grange are situated immediately south of centre the site along the A1123 frontage. This edge also adjoins the Houghton and Wyton conservation area.

Summary of SA

The site is wholly greenfield land of which around three quarters is best and most versatile grade 2 agricultural land. The site is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these. The site has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education. It has good access to high quality public transport but active travel routes would require a crossing of the A1123 or new provision. The site is very sensitively located to the west of St Ives and would significantly extend the built form into the surrounding countryside. It is immediately north of Houghton and Wyton conservation area including Houghton Grange. Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton.

Updates after initial appraisal

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Sustainability Appraisal Appendix 9 - Southern Huntingdonshire Site Appraisals

Document Information

Title: Sustainability Appraisal Appendix 9 - Southern Huntingdonshire Site Appraisals

Status: Draft for Consultation

Date of approval for consultation: Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

Document availability: Sustainability Appraisal Appendix 9 - Southern Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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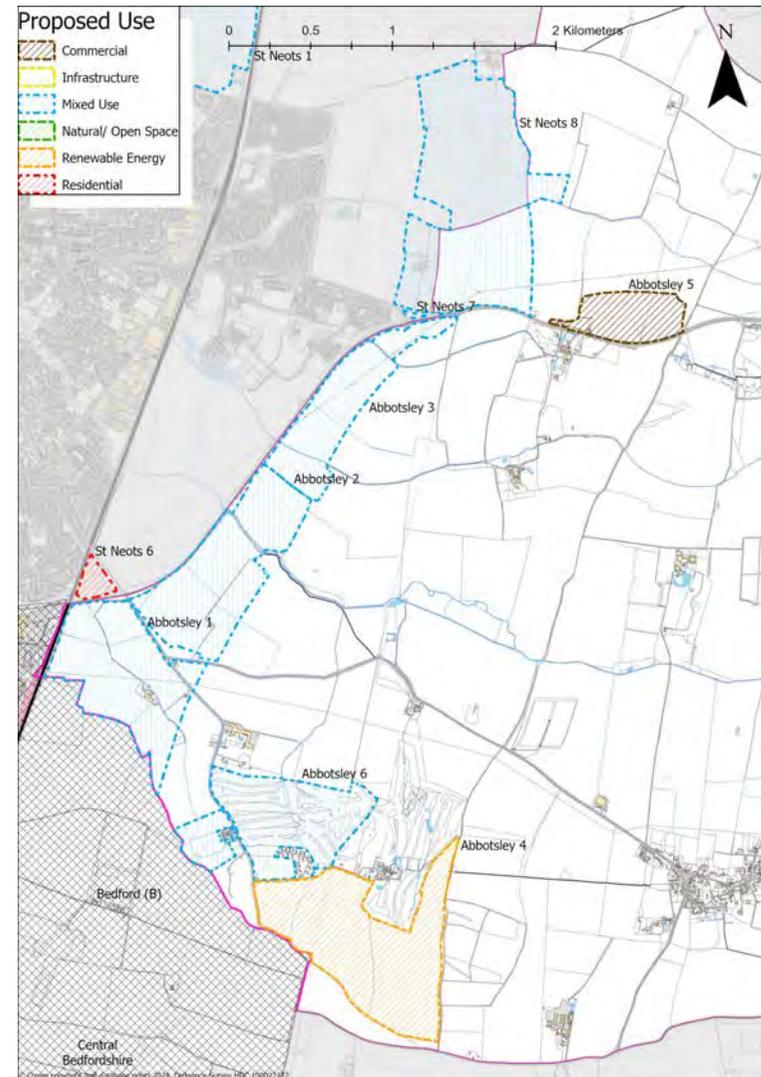
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Abbotsley

- 1.1** A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke
 - Abbotsley 2: Land East of Wintringham Park, St Neots
 - Abbotsley 3: Land East of St Neots
 - Abbotsley 4: Pear Tree Solar Farm, Abbotsley
 - Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots
 - Abbotsley 6: Abbotsley Golf Club
- 1.2** Please note that St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots also partially falls within Abbotsley parish, but it has been included under St Neots as most of the site lies within that parish area.



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Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land; the only buildings on site are from Rectory Farm. Given the scale of the site the opportunity to reuse and recycle existing land is extremely low.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1, the site is at medium risk of surface water flood risk on approximately 7% of the site which runs through the centre of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The vast majority of the site is greenfield land, the only buildings on site are from Rectory Farm which includes only one residential building (the remainder being agricultural use). The potential to prioritise development of previously developed land is therefore minimal at best.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The northern part of the site is within 1 km of a 10 ha area of natural green space.</p> <p>The site submission proposes approximately 18 to 19ha of green space and biodiversity net gain opportunities.</p> <p>The site appears too far removed to contribute towards enhancing green or blue network linkages due to physical separation from Natural Cambridgeshire's Great Ouse Valley Priority Area by the railway line and A428.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	++	<p>The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p>
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site represents an expansion to the south of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form St Neots further away from the town centre. Integration of this site with other residential areas would be difficult to achieve until work is complete on Wintringham Park. The A428 and B1046 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. Integration with proposed Bedford Local Plan allocation Policy HOU Little Barford New Settlement,(south west of the site) is also uncertain as the</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>allocation is currently under question. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve.</p> <p>The proposed capacity of the site put forward by the site promoter is low for its size and may not be reflective of nearby densities at SEL2. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The southern edge of the site bounds the proposed rerouting of the A428 with the eastern edge bounded by Potton Road and the northern edge the A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The proposed site is of a size that could contribute to a wide range of sizes types and tenures.</p> <p>The proposed site does not specify needs of specific housing groups. Site is over 1ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is within 5km of St Neots Town Centre.</p> <p>The site has capacity to provide a primary school on site.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	<p>The site has capacity to provide a local community centre on site but is beyond 800m from cultural and leisure facilities in St Neots.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site has capacity to provide 1.5 ha of employment floorspace. It is within 5km of Established Employment Centres, namely Cromwell and Station Road Industrial Estate and Colmworth Business Park.</p> <p>The site benefits from Ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is within 5km from St Neots train station and the closest bus service is within 800m from the site. It is rated F- on the Placed-based Carbon Calculator meaning there is an occasional service.</p> <p>Measuring from the central point of the site's frontage onto the B1046, the site is approximately 600m from a public footpath.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	<p>The site promoter proposes new employment development (commercial) on up to 1.50ha, providing small scale high density employment.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	<p>The site promoter proposes potential for 1,100 sqm (0.3ha) of retail floorspace. This would support the provision of additional retail opportunities for residents. The site promoter also proposes provision of the following if required: Local Community Centre; Primary School; land for health facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? 	-	<p>The site is located south of SEL2 and is separated by the A428 and B1046. Status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement is also currently unknown. Finalisation of the</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 		East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The site is not constrained by fluvial flood risk, heritage or nature conservation designations, surface water flood risk runs through the centre of the site. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. The site is approximately 600m from a public footpath providing some integrated active travel opportunities.

The closest town centre is St Neots which is within 5km from the site, The site proposes employment and retail uses and could include a local community centre; Primary School and land for health facilities. These could provide additional employment and social benefit to the new community.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge. The status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement (where further integration is proposed is also currently unknown.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site.

Updates after initial appraisal

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Abbotsley 2: Land East of Wintringham Park, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	Information has been provided suggesting development on the site will adhere to future Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 10% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	89.6% of the site (48.6ha) is in flood zone 1. Flood zone 2 and 3a are located contingent with Hen Brook and drainage ditches. Approximately 13% of the site is at medium risk from surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site has capacity for 1,100 market/ affordable new homes and 1800 sqm business hub with approximately 22.38ha of natural, green or open spaces is proposed within the site.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and separated by the railway line and A428. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site represents a large strategic expansion to the west of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of this site with existing residential development would be difficult to achieve until work is complete on Wintringham Park. The A428 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. However the site promoter provides cycle and pedestrian solutions to address this. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve.</p> <p>The proposed capacity for the site put forward by the site promoter is moderate and takes into account consideration of surface water flood risk and flood zones enabling more land to be used for sustainable drainage and landscaping to soften the impact of development on the countryside.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Due to the size of the site, impact on the surrounding countryside would be significant
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The western edge of the site bounds the proposed rerouting of the A428 with the north eastern edge bounded by the current A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.</p> <p>The site promoter provided a noise and air impact assessment, noise barriers are proposed but further assessment would be required.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is of a size that could support a wide variety of types and tenures. The site promoter specifically mentions market and affordable homes, specialist housing to adhere to M4 (3), bungalows, apartments and custom and self-build plots.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The closest town centre is St Neots which is within 5km from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The proposal has the capacity to provide a primary school on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site will include a community building but is beyond 800m from leisure and cultural facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site includes 1,800sqm of employment land and is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (A428), it is approximately 2km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 3km from Colmorth Business Park, Little End and Howard Road Industrial Estate in the south of St Neots.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is approximately 4km from St Neots train station and the closest bus service is within 800m from the site. It is rated F- on the Placed-based Carbon Calculator meaning there is a highly infrequent service.</p> <p>The site is beyond 1km from a public footpath but has two public right ways within the northern half of the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	<p>The site promoter proposes a business hub at 1,800sqm providing flexible work spaces / co-working opportunities providing small scale high density employment.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	<p>The site promoter proposes potential for local shops although no floorspace is provided. This would support the provision of additional retail opportunities for residents. The site promoter also proposes provision of the following if required: community building and primary school;</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located west of SEL2 and is separated by the A428. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no known heritage assets within the site

Summary of SA

The majority of the site is in flood zone 1, some surface water flooding is present and flood zone 2 and 3a which could present the opportunity for flood mitigation. The site is not constrained by heritage or nature conservation designations, . It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 4km from St Neots train station, providing some sustainable transport opportunity, a bus service is nearby but is infrequent. Two public rights of way within the northern half of the site provide some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. The closest town centre is St Neots which is within 5km from the site, its location on the edge of a market town provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site.

Updates after initial appraisal

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Abbotsley 3: Land East of St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No specific information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation Requirements although reference is given to energy efficient dwellings and buildings.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 3% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 96% of the site (34.15ha) is within Flood zone 1. A small proportion of north of the south west corner of the site is located within flood zone 2 and 3a. Approximately 7% of the site is at medium risk of surface water flooding within the southern and northern most extents.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The proposal has capacity for 745 market/ affordable new homes with natural, green or open spaces included within the site. 10ha of natural, green or open spaces is proposed within the site.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and separated by the railway line and A428. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site represents an extension to the west of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of this site with existing development would be difficult to achieve until work is complete on Wintringham Park. The A428 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. However the site promoter provides initial cycle and pedestrian solutions that could be looked into. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The proposed capacity for the site options put forward by the site promoter is low to moderate and takes into account consideration of surface water flood risk and flood zones enabling more land to be used for sustainable drainage and landscaping to soften the impact of development on the countryside.</p> <p>Due to the size of the site, impact on the surrounding countryside would be significant</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The western edge of the site bounds the proposed rerouting of the A428 with the north eastern edge bounded by the current A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.</p> <p>The site promoter provided a noise and air impact assessment proposing noise mitigation measures but further assessment would be required.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is of a size that could support a wide variety of types and tenures. The site promoter specifically mentions market and affordable homes, specialist housing, a care home and custom and self-build plots as option A and market and affordable only for option B.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The closest town centre is St Neots which is within 5km from the site.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The proposal has the capacity to provide a primary school on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site will include a community centre but is beyond 800m from leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	Option proposes 40,000 sqm of employment floorspace (including carehome) and the site is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (A428), it is approximately 2km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 4km from Colmorph Business Park, Little End Road and Howard Road Industrial Estate in the south of St Neots. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is approximately 2.5km from St Neots train station. The closest bus service is rated B- (frequent service) on the Placed Based Carbon Calculator but is circa 1.2km from the site. The site has three public rights of way in the southern half of the site but is beyond 1km from a public footpath.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	N
			Option A provided by the site promoter proposes a 40,000sqm of employment (including care home) providing small scale high density employment. Option B proposes no employment use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	Both option A and B propose 17,000sqm of community centre and health use, which could result in the provision of social facilities. No retail is proposed.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located west of SEL2 and is separated by the A428. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no known heritage assets within the site

Summary of SA

The majority of the site is in flood zone 1, some surface water flooding is present and flood zone 2 and 3a which presents the opportunity for flood mitigation. The site is not constrained by heritage or nature conservation designations. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 2.5km from St Neots train station, providing sustainable transport options, a bus service circa 1.2km away with more frequent service. Three public rights of way within the southern half of the site provide some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. The closest town centre is St Neots which is within 5km from the site, The site could include 40,000sqm of employment land and is within 5km of multiple concentrations of employment providing potential employment, retail and social opportunities. Proposed community centre and health use could provide additional social benefit to the new community.

The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route, which could impede comprehensive site development dependant on its location within or adjacent to the site.

Updates after initial appraisal

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Abbotsley 4: Pear Tree Solar Farm

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	++	The site is for renewable energy generation
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	The site is greenfield land, the presence of solar farms are compatible with agricultural land as they can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature. Solar farms can contribute to addressing climate change.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is entirely for renewable energy generation and there is no risk of fluvial flooding with climate change taken into account.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is located near to St Neots and Waresley water recycling area catchments both of which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with approximately 1% of the site at medium risk of surface water flooding, the proposed use is classified as essential infrastructure meaning development is compatible.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	The site is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	+	The site is proposed for renewable energy generation which can be compatible with agricultural land as such sites can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	N	The proposal is for renewable energy in the form of a solar farm and therefore access to natural green space and linkages to the green or blue infrastructure network is not relevant.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The proposal is for renewable energy therefore has limited capacity to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is proposed for renewable energy generation which can be compatible with agricultural land, limited landscape buffers may be required. The use is compatible with its countryside setting.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is distant from major sources of pollution and not of a use likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	N	The site is for non residential use

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The proposed use is for a solar farm so access to employment centres is not relevant The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is further than 800m from a bus service but is within 5km from St Neots train station. Three public rights of way traverse the site but is not accessible via a public footpath
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so the criterion does not apply.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	The site is for renewable energy which is compatible with its countryside location.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is in close proximity to Eynesbury Hardwicke House which is a listed building and could be adversely impacted by the development.

Summary of SA

The site is wholly classified as grade 2 agricultural land. The site is proposed for renewable energy generation which can be compatible with agricultural land as such sites can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature. The site is in flood zone 1 with surface water flood risk, the proposed use is classified as essential infrastructure meaning development is compatible. Potential of the site to impact upon a listed building would require consideration.

The site is sufficiently remote from all of the designated nature sites and there are no known heritage assets within the site so it is unlikely there will be an impact.

Updates after initial appraisal

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Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No specific information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation Requirements although reference is given to energy efficient dwellings and buildings.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land, the site has minimal structures within the site with potential for reuse on site.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in flood zone 1, approximately 0.8% of the site is at medium risk of surface water flooding along the southern boundary.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield land. Toll Gate cottage is located just outside the south west boundary of the site and semi detached cottages are located within the southern boundary, the site has minimal structures within the site with potential for reuse on site. The potential to prioritise development of previously developed land is therefore minimal at best.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from any natural green space. It has capacity for 15,000 sqm of employment but does not include natural green space on site. The vision document refers to 'green buffer' and open spaces for employees and a commitment to supporting the provision of green infrastructure (referring to two sites). However, based on access to 'Natural Green Space Standards' (Natural England), it has very limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is situated in a countryside location, with no significant development nearby meaning that it does not relate well to the surrounding area. Impact on the surrounding countryside is likely, significant landscape buffers may be likely.</p> <p>The site promoter provides information to suggest how the creative industry buildings could be incorporated with the existing properties.</p> <p>The site would be surrounded by the existing A428 and new route of the A428.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site proposes 1,500 sqm of employment and 15,000 sqm of logistics meaning that light, odour and visual pollution is possible

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is for non residential use.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The closest town centre is St Neots which is within 5km from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	The proposal is for non-residential use and therefore distance to education facilities is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is further than 800m from any leisure or cultural facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site will provide over 5 ha of employment land.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is further than 800m from a bus service but is approximately 3km from St Neots train station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is within 500m of a public right of way but is not accessible by footpath
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site would support predominantly low density employment uses such as logistics with a small (1,500 sqm) of higher density employment.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses and therefore this criterion does not apply.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located in open countryside such that it could not be successfully integrated with an existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no known heritage assets within the site. However, it is approximately 100m north from listed buildings, measuring from the south west corner of the site boundary which could be adversely impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk, or nature conservation designations, some surface water flooding is present. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Impact on the setting of listed buildings would require careful consideration and landscape mitigation.

The site is approximately 3km from St Neots train station and further than 800m from a bus service. The site is within 500m of a public right of way but is not accessible by footpath meaning access to the site via sustainable means is currently not available making employment opportunities less accessible .

The proposal for employment and logistics uses means that light, odour and visual pollution is possible within the rural setting. The site would be surrounded by the existing A428 and new route of the A428. The local transport network may be impacted by the proposed uses. The site is located in open countryside, but some rural properties are present just outside and within the site successful integration of these properties would require careful consideration. A

Updates after initial appraisal

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Abbotsley 6: Abbotsley Golf Club

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located near to St Neots and Waresley water recycling area catchments both of which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in flood zone 1, approximately 2.7% of the site is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land (the eastern portion of which is golf course and Jenny Wissen Wood), with no existing structures on site.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The proposal has is for 500-1000 new homes and a retirement complex and therefore has capacity for natural green space to be included within the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site proposes large scale development in the open countryside, the site is detached from any settlement with the closest town St Neots, meaning that integration with existing development is not possible and development could have significant landscape impact.</p> <p>Integration with proposed Bedford Local Plan allocation Policy HOU Little Barford New Settlement, (south west of the site) is also uncertain as the allocation is currently under question as the new A428 will separate the proposed Bedford allocation with the site significant infrastructure would be required to integrate the two communities. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve. The new A428</p> <p>The proposed capacity of the site put forward by the site promoter is very low for its size and would not make efficient use of land. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The western edge of the site bounds the proposed rerouting of the A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is of a size that could a wide range of types, sizes and tenures. The site promoters propose affordable and market residential units and a retirement complex.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The closest town centre is St Neots which is within 5km from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is beyond 1.5km from a town based primary school (St Neots).
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site proposes a retirement complex which will provide limited employment opportunities and is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (Potton road), it is approximately 3.5km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 5km from Colmorth Business Park, Little End Road and Howard Road Industrial Estate in the south of St Neots. The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is beyond 800m from a bus service but is within 5km from St Neots Bus Station.</p> <p>Two public right of ways run through the site</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site promoter mentions that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses". This would provide a level of low density employment
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The site promoter mentions that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses". This would provide a level of retail provision to serve new residents
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located east of the proposed new A428 and is in an isolated location. Status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement is also currently unknown meaning integration with this proposed allocation is also uncertain. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into an existing place and community. The site promoter infers that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses", however to ensure a sustainable development this would be more preferable as a free standing building to serve the wider development.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no known heritage assets within the site. It is sufficiently remote from Eynesbury Hardwicke Manor, a listed building, which is approximately 200m east of the site.

Summary of SA

The site is not constrained by fluvial flood risk, heritage or nature conservation designations, surface water flood risk is present in some areas It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is within 5km from St Neots train station and bus station, with no bus serving the area, providing limited sustainable transport opportunity. Two public rights of way within the northern half of the site which could provide some integrated active travel opportunities albeit may be impractical due to the isolated countryside location of the site.

The closest town centre is St Neots which is within 5km from the site, which provides some opportunity for the new community to access services and facilities and multiple concentrations of employment are within 5km providing some opportunity for employment. The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. There is not indication that green infrastructure would be proposed nor further cultural, education or social facilities to support the new community. The site is beyond 1.5km from a town based primary school (St Neots). A retirement complex would provide limited employment opportunities .

The site is in an isolated countryside location integration of the site with the nearby residential areas would not be feasible. The status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement (where further integration is proposed is also currently unknown.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site and further separate the site from the poposed Little Barford allocation.

Updates after initial appraisal

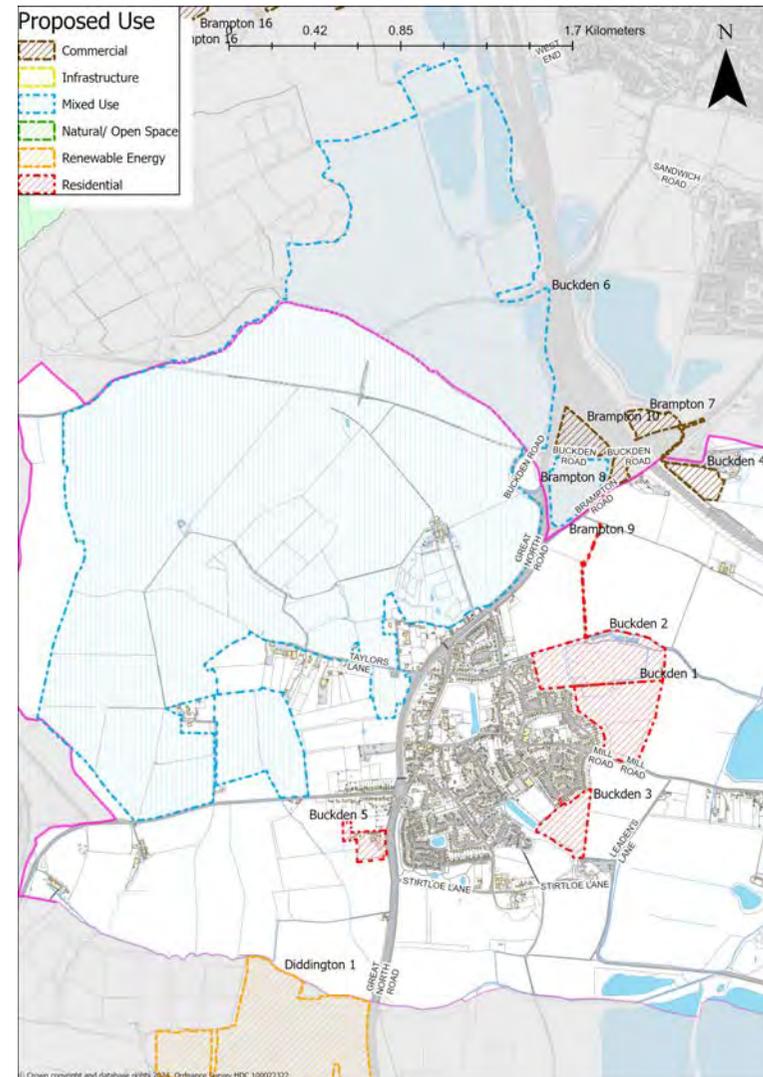
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1 Southern Huntingdonshire

Buckden

1.3 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Buckden 1: Land at Mill Road, Buckden
- Buckden 2: Land South of the B1514, Buckden
- Buckden 3: Land off Vineyard Way, Buckden
- Buckden 4: Brampton Road, Buckden
- Buckden 5: Land at Westfield Farm, Great North Road, Buckden
- Buckden 6: Land West of A1 from Buckden to Brampton - this site crosses over into Brampton parish but is assessed here as the majority of the site areas falls within Buckden parish.



Buckden 1: Land at Mill Road, Buckden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of a 10 ha area of natural green space.</p> <p>It has direct opportunities to link to the strategic green and blue infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 200 m from a County Wildlife site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within a Natural Cambridgeshire's Priority Landscapes and has potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the north eastern edge of Buckden. The site is wholly in flood zone 1 and is classified as grade 2 agricultural land. It relates well to the existing settlement as it adjoins development on Greenway to the west. It also adjoins the open countryside to the north, south and east. The site promoter seek 230 homes which is higher than surrounding densities and with appropriate landscaping and the site can be integrated into the existing settlement. The eastern parcel of the site is identified as a Green Infrastructure Priority Area and a strong landscaping buffer would be needed on the eastern edge to reduce the impact on the Great Ouse Valley green infrastructure priority area which follows the course of the river to the east of the site. Close proximity of the site to a County Wildlife site means development could be have a detrimental impact on the wildlife site and will need to be very sensitive to protecting the form and character of the wildlife site. Various ecological and green infrastructure mitigation and management measures will be required to minimize the direct impact of development on habitat and species.</p> <p>Although the site can potentially be accessed from Mill Road, this will have significant impact on the capacity and safe operation of the A1 and the Buckden roundabout.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed development would therefore not contribute to protecting the form and character of the surrounding townscape and landscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The scale of the proposal is likely to cause widespread light, noise, odour and visual pollution to the adjoining Cambridgeshire Wildlife Site.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site could support a wide range of types, sizes and tenures of new homes.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of both Huntingdon and St Neots town centres. There is a convenience store within Buckden which is within 800m from the site. The site is within 800m from the Buckden Church of England Primary School The site is within 800m of Buckden Methodist Church, Buckden Millennium Centre, recreation ground and tennis courts. It is beyond 800m of other leisure and cultural facilities within Buckden such as the village hall.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop within 800m of the site along Park Road, this is however rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>There site is within 1km of a public right of way and/ or segregated cycleway</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is wholly located within flood zone 1 with no recorded risk from surface water flooding. The site has potential to contribute to the diversity of housing available in Buckden and expand local community facilities. However, it comprises the best and most versatile (grade 2) greenfield agricultural land. The eastern parcel is identified as a Green Infrastructure Priority Area and a strong landscaping buffer would be needed on the eastern edge to reduce the impact on the Great Ouse Valley green infrastructure priority area which follows the course of the river to the east of the site. It has no designated heritage assets that could impact development. The

site has reasonable access to local social and educational facilities but it is remote from retail and employment destinations. Though the site has access to public transport, there is an infrequent service which would not promote sustainable lifestyles. Although the site can potentially be accessed from Mill Road, this will have significant impact on the capacity and safe operation of the A1 and the Buckden roundabout. The site is in close proximity to the County Wildlife and adjoins the open countryside. As such and development will need to be very sensitive to protecting the form and character of the wildlife site and the adjoining countryside. The proposed development would therefore not contribute to protecting the form and character of the surrounding townscape and landscape. The sustainability of the site is considered very poor for residential development purposes.

Updates after initial appraisal

Buckden 2: Land East of Bishops Way, Buckden

- 1.4** As identified in the LAA, there are significant constraints that impede the development of the site. Impact on the Great Ouse Valley green infrastructure priority area, County Wildlife Site and the wider ecological network of the Ouse Valley would be detrimental. Also, access to the site from Bishops Way may be unachievable. is constrained by heavily access and the County Wildlife Site.
- 1.5** Therefore, a sustainability appraisal for the site has not been undertaken.

Buckden 3: Land off Vineyard Way, Buckden

- 1.6** As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity
- 1.7** Therefore, a sustainability appraisal for the site has not been undertaken.

Buckden 4: Brampton Road, Buckden

- 1.8** As identified in the LAA, the site is within the consultation area of a WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.
- 1.9** Therefore, a sustainability appraisal for the site has not been undertaken.

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Buckden 5: Land at Westfield Farm, Great North Road, Buckden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partly greenfield land with several existing structures on site meaning that this will reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>The site is classified as being predominately grade 2 agricultural land with the eastern most third of the site being grade 3. The site contains Westfield Farm which includes a residential home and agricultural structures.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is physically detached from the main built form of Buckden being located on the opposite side of the A1. It is connected to the settlement via footpaths and an underpass so there are opportunities to access services and facilities via more sustainable modes of transport. Development outside of the main built form has already been established via the ribbon form of development along Perry Road. This site would however provide in depth development that is less characteristic of the area.</p> <p>The proposed capacity of the site would be very low density which would not make the most efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is in very close proximity to the A1 increasing the likelihood of noise, light and visual pollution. Telecommunications cables also run over the site. Also, a portion of the western part of the site falls within an oil pipeline buffer.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes and a couple of self and custom build plots.</p> <p>The site is over 1ha in size.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of both Huntingdon and St Neots town centres. There is a convenience store within Buckden but this is over 800m from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	There is a primary school (Buckden Church of England Primary School) within Buckden but this is being 800m of the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of St Mary's Church, the Towers and the Lion Hotel. It is beyond 800m of other leisure and cultural facilities within Buckden such as the village hall and recreation ground and tennis courts.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop within 800m of the site along Perry Road, this is however rated E+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath along the A1 which could connect to the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk, there is some surface water flood risk on the side of the site nearest to the A1. The site is not constrained by heritage or nature conservation designations. It is physically detached from the main built form of Buckden but it is connected via footpath and underpass providing a link to services and facilities however many of these are beyond 800m of the site. The site's location being in such close proximity to the A1 makes it more likely to be impacted by sources of pollution from the strategic road network. Development on the site would result in depth development uncharacteristic of the immediate locality. The site is partially previously developed. The site is remote from employment and sustainable modes of transport.

Updates after initial appraisal

Buckden 6: Land West of A1 from Buckden to Brampton

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	N	The site is adjacent to the A1. There maybe opportunities to connect the site to the bus network that runs between Huntingdon and St Neots via Brampton and Buckden. The proximity to the A1 could

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	<p>potentially incentivise car usage if the bus network along this corridor is not enhanced. No information on any proposals have been provided at this time.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided.</p> <p>The site could incorporate green infrastructure on site and it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so the site has some potential for linkages. It is also of a scale whereby additional open space and strategic green infrastructure could be provided.</p>
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	+	<p>Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is less than 1% of the site area.</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	+	<p>The site could incorporate green infrastructure on site and it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so the site has some potential for linkages. It is also of a scale whereby additional open space and strategic green infrastructure could be provided where habitats could be supported to adjust to the impacts of climate change.</p>
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p>
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	<p>Most of the land is classed as flood zone 1. However, a very small area in the south-west corner of the land, adjacent to Shooter's Hollow Cottage, is classed as flood zone 2. Within the north-east corner and</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			along the eastern boundary to Great North Road, small areas of the land are classed as flood zone 3a and with a very limited area classed as flood zone 3b in the north-east corner of the site. Surface water flood risk is present across the site coinciding with the network of drains found across the site.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	The land is almost entirely used as arable farmland, as such the vast majority of the this 527ha site is greenfield. A small number of farmhouses and cottages within the site form previously developed land but this is very small in comparison to the size of the overall site.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	--	The vast majority of the land is classed as grade 2 agricultural land. However, a small part of the land which abuts Buckden is classed as Grade 3 and a limited area of the land abutting Brampton Wood is classed as non agricultural.
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	++	The site is not generally accessible to natural green space, only being accessible to existing natural green space along its western and southern most edges. The potential scale of development on the site would however provide a significant amount of open and natural green space which would serve the needs of residents.
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	++	Along its eastern edge, the site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential for linkages to the existing strategic green infrastructure network. The scale of the site would enable the inclusion of strategic green infrastructure within the site connecting to priority habitats.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	--	<p>There are no nature conservation designations on site but there are several designations nearby to the site. Brampton Wood SSSI and ancient woodland is adjacent to the north-western boundary of the site and Grafham Water is around 290m from the southwestern boundary. Brampton Wood SSSI is adjacent to the north-western boundary. The site is within 5km of the Portholme Meadow Special Area of Conservation and SSSI located to the east of the site. There are also a number of county wildlife sites within close proximity of the site. The potential scale of development and population of this potential new settlement could give rise to additional recreational pressure on these designated sites as well as other un-designated sites of nature conservation significance as well as the wider landscape.</p> <p>The scale of the site would enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	-	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	--	<p>The site is located within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. The potential scale of the development is of a scale where it form its own distinct community and could provide substantial areas of landscaping providing a softer development edge that mitigates landscape harm and also retains separation from nearby settlements. However, development at this scale would considerably alter the character of the locality and a large proportion of of the Southern Wolds Landscape Character Area including on designated nature conservation sites and ancient woodlands which are key features of this landscape.</p>
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> Promote actions to reduce contributions to air pollution? Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>Development at this scale would require upgrades and a new junction off the A1 and other local roads and enhanced public and active travel connections into the surrounding area. The site is located to the west of the A1 where connections to existing cycle paths and bus stops are more challenging and less frequent.</p> <p>The A1 forms a strong eastern edge to the site and could give rise to higher levels of air, noise and light pollution on future residents. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development. This landscaping would also assist in enclosing the development reinforcing that it could be a free standing community and therefore retaining separation from existing settlements.</p>
SA9	<ul style="list-style-type: none"> Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs? 	++	<p>This site is located just west of the Great Ouse Valley corridor with the market towns of Huntingdon and St Neots in close proximity as well as the larger villages of Brampton and Buckden. It has some potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In term of market demand and meeting community needs, the site is located within the Buckden and Brampton wards of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Buckden ward is the eighth most expensive of the 26 wards in the district with Brampton being the fourteenth. This indicates that there is generally a higher level of market demand and higher costs for</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates the Buckden ward was the joint ninth most expensive for renting a 3-bedroom home. Brampton ward was joint nineteenth. Together these help to indicate that delivering new homes on this site would facilitate delivery of homes in a location that would meet demand.
SA10	<ul style="list-style-type: none"> Support and enhance the more deprived areas of the district? 	+	<p>The site is very large and falls within both Buckden and Brampton wards, it is however predominately within Buckden ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived) for both wards. The western edge of the site is about 200m from the ward boundary between Buckden and Great Staughton wards at its closest point. Great Staughton ward is ranked as 9 meaning it is also one of the least deprived wards in the district.</p> <p>Social and community facilities would be expected to be included on site as part of the redevelopment. However, the site is within 5.5kms of Huntingdon town centre and 7kms of St Neots town centre. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.</p>
	<ul style="list-style-type: none"> Maximise opportunities for access to existing or proposed social and community facilities and services? 	++	
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	<p>The site is greenfield land (apart from small parcels of land used for a handful of residential properties and farm houses) as such the development of the site would not contribute towards the reuse of previously developed land or regeneration.</p> <p>While the site is subject to detailed masterplanning, the site promoter has stated in their submission that employment land will be provided within the development (some 69ha) in addition to retail floorspace (some 26ha). This has the potential to provide jobs, the quantity of</p>
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			which cannot be determined at this stage until the detailed use classes of these are refined indicating the potential jobs density the they will provide.
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	-	The site is located to the west of the A1 where connections to existing cycle paths and bus stops are more challenging and less frequent. At present, to access services in Buckden or Brampton, users must use an underpass to cross the A1 located near to the Buckden roundabout. Services in nearby Grafham are accessible via Brampton Road but this does not have footpaths and is single lane. Incorporating sustainable and active modes of transport on this side of the A1 is more challenging and may require more substantial infrastructure works.
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? Support retention and growth of indigenous companies? Encourage sustainable tourism? 	+	The site has potential to attract some new investment, the site promoter expects some 69 hectares of employment land to come forward across the site. It is a sustainable location for employment opportunities being in good proximity to potential employees in Huntingdon, Brampton, Buckden, Little Paxton and St Neots with potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site but development here could increase the number of visitors to Grafham Water and further support nearby tourism opportunities.
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. The site promoter has stated that there could be some 26,000sqm of retail floorspace across the whole site. It is in relatively close

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			proximity to the existing town centres of both Huntingdon (5.5kms) and St Neots (7kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	<ul style="list-style-type: none"> • Strengthen a local sense of place? • Retain the character of existing settlements? 	-	The site is largely arable farmland so it does not have a distinct identity already and it doesn't adjoin any existing settlements. The site is very large and it is proposed that as a whole the site could provide an opportunity for a new free standing community. Its landscape character is shaped by it being wholly within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. Considering these factors and the rising land levels of the site, development would be visible from some distance from a number of different directions and very significantly alter the landscape character of the are and of surrounding settlements such as Brampton, Buckden and Grafham. There are several public rights of way within the site, one that continues from Taylors Lane, another from Hardwick Lane and one from Buckden roundabout.
SA16	<ul style="list-style-type: none"> • Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	-	There are no heritage assets within the site itself, however it is in close proximity to several designated heritage assets. Buckden Conservation Area is situated approximately 200 metres east of the site along Taylors Lane Number 17 Taylors Lane, approximately 50 metres east of the site, is Grade II Listed. Model Farm and the Barn north of Model Farm, approximately 370 metres west of the site are Grade II Listed. A Moated Site, approximately 450 metres west of the site is a Scheduled Monument.

Summary of SA

The site consists of 527ha of land which is largely greenfield land. The vast majority of the site is classified as being grade 2 agricultural land but there are some parts of the site that are grade 3. The site is relatively unconstrained by flood risk with most of the site being within flood zone 1 with some minimal elements being within higher flood risk zones. The site is generally not accessible to natural greenspace but is near to Grafham Water and is of a scale that could provide substantial amounts of open space as part of a balanced and mixed community. Is nearby to designated nature conservation designations including being within 5km of Portholme Meadow, as a result development is likely to impact these sites but could provide opportunities to enhance and link these at a strategic scale. There are some designated heritage assets that could be impacted by the proposal. Development at this scale would result in a very significant impact on the landscape which while of a scale to provide landscape buffers and zones to mitigate impact, would fundamentally alter the character of the area. The site is located adjacent to the A1(M) nearby to several settlements but is not particularly accessible via sustainable modes of transport to these to access services and facilities, employment opportunities or shops and education. The site is not served by public transport but could potentially be linked into the public transport network. The proposed development would however be a free standing community which would provide all of these elements. Also, development would require a new junction onto the A1(M) as well as onto other roads which is likely to be very costly and may not be feasible in highways terms. A mix of housing sizes, types and tenures would be provided as part of a mixed and balanced community meeting various market and affordable needs.

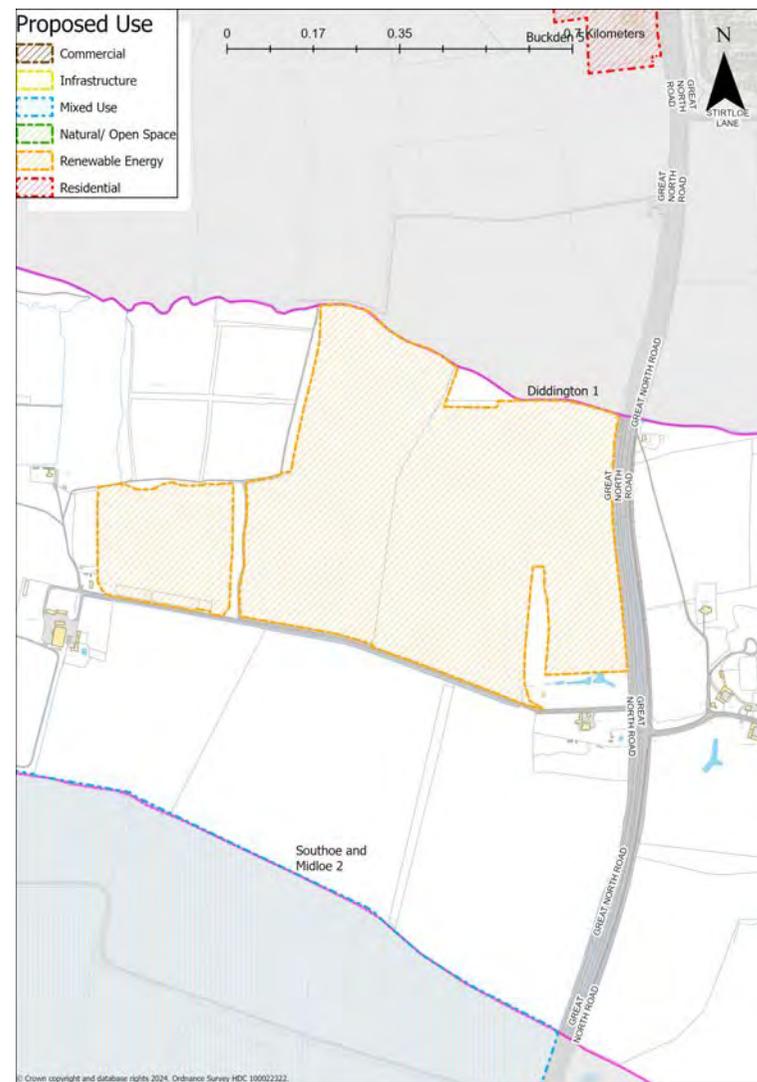
Updates after initial appraisal

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Diddington

1.10 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Diddington 1: Cell Energy, Vicarage Lane, Diddington



Diddington 1: Cell Energy, Vicarage Lane, Diddington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	++	The proposed use for the site is a solar farm.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is a greenfield site. There is no potential to reuse some materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is entirely for renewable energy generation and there is some risk of fluvial flooding with climate change at 1 in 100 (Design Flood) being less than is less than 1% of the site area. The site adjoins Diddington Brook which may result in some increased risk from flood risk in the future.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is located near to Buckden and St Neots water recycling area catchments. Buckden WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development; whereas St Neots WRA may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is wholly within flood zone 1, there is some large amounts of surface water flood risk located along the site's northern boundary which in places flows into the centre of the site. This flood risk is attributed to Diddington Brook.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is mostly classified as grade 3 agricultural land, however there are small portions of the site's northern and western edges that are classified as grade 2. The site is greenfield land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas so has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is approximately 1km from the Grafham Water SSSI and is within 200m of the Grassland at the Vicarage County Wildlife Site and the Diddington Wood County Wildlife Site.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas as well as ancient woodland so there is potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is detached from the main built form of Diddington being located on the opposite side of the A1. As such the site relates much more closely with the open countryside than the settlement.</p> <p>The southern part of the site is some 20m higher than the northern edge.</p> <p>It is sensitively located being between two green infrastructure priority areas and in close proximity to several nature conservation sites as well as ancient woodland. The proposed scale of the solar farm is substantial being some 47ha which means additional landscaping</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			will be required as well as enhanced opportunities for the integration of biodiversity net gain opportunities. To assess this impact a landscape and visual impact assessment should accompany any application.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	Even though the site is located along the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Renewable energy provision will not contribute towards housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The proposed use is for a solar farm so access to employment centres is not relevant
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	Standard broadband is available in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop just outside of the site on Diddington Road, this is however rated E+ on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>There is no footpath access to the site, there is public right of way that runs along the site's eastern edge which may be able to provide some sort of connection.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposed use of the site is as a solar farm so will not create new or enhanced employment or tourist facilities and opportunities.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is detached from the main built form of Diddington being located on the opposite side of the A1. As such the site relates much more closely with the open countryside. With landscaping it maybe possible to integrate solar panels on the site without detrimentally impacting the site's immediate surroundings.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	Opposite the site is the listed Lodge Farm which may be impacted by proposals. Adjacent to the site on the other side of the A1 is a conservation area but considering the distance and the separation as a result of the A1 the impact on heritage assets within the main built form of Diddington is reduced. The live planning application on the site has highlighted that there may be impact on some non-designated heritage assets: Diddington War Memorial, South Lodge and The Vicarage.

Summary of SA

The site has been put forward for a solar farm. It is a large site being some 47ha located in a sensitive location along the A1 and between green infrastructure priority areas and nearby to various sites of nature conservation. It is physically detached from the main built form of Diddington being separated by the A1 so it relates much more closely to the open countryside. This means that the impact on existing communities is limited but the impact on the landscape could be significant, however a thorough landscape assessment will be required and there could be opportunities to incorporate biodiversity net gain opportunities and provide linkages between habitats sites. It is within flood zone 1 but does have an increased risk of surface water flooding arising from Diddington Brook running along its northern boundary. The site has limited accessibility by sustainable modes of transport so it is likely that anyone who needs to access the site or within within the site would will use a car.

Updates after initial appraisal

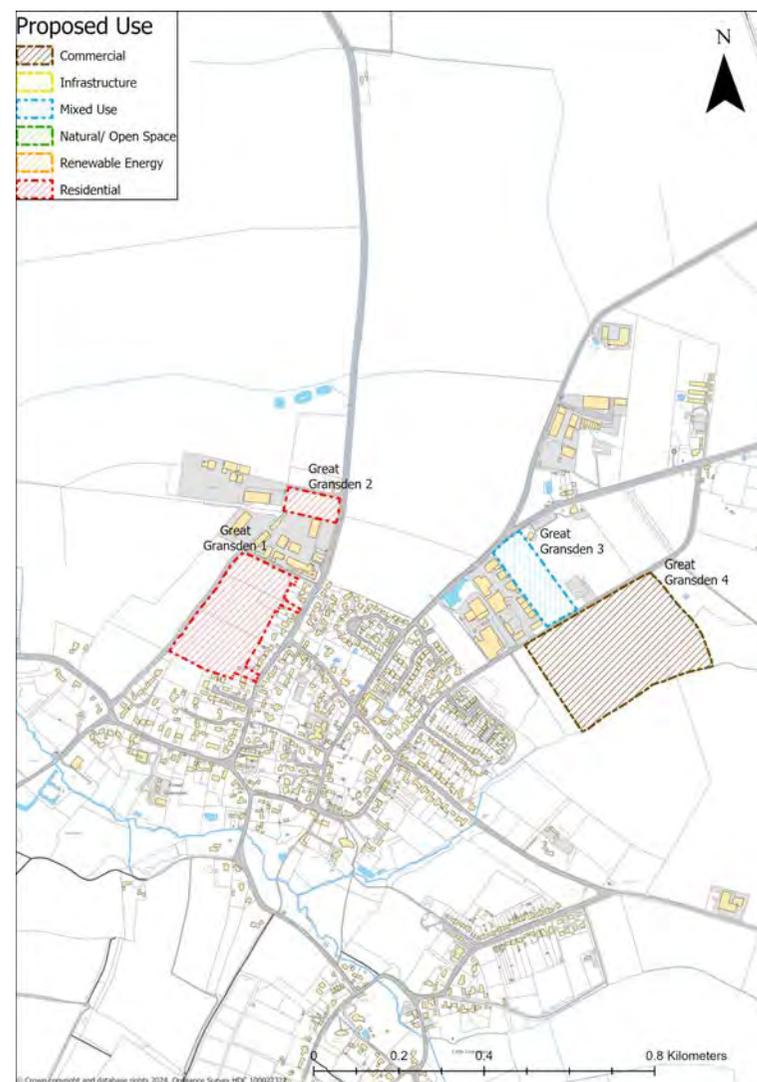
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Great Gransden

1.11 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Gransden 1: Land West of West Street, Great Gransden
- Great Gransden 2: Land West of Eltisley Road, Great Gransden
- Great Gransden 3: Land South of Caxton Road, Great Gransden
- Great Gransden 4: Land at Sand Road, Great Gransden



Great Gransden 1: Land West of West Street, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	<p>The Design Vision document accompanying the Call for Sites submission identifies that the scheme will include renewable energy systems, such as the likely utilization of solar hot water panels to generate low carbon electricity and provide hot water for domestic use. There will also be photovoltaic panels installed on-site to generate electricity to each dwelling. The developer is also considering high-output air source heat pumps. These will work in conjunction with the Mechanical Ventilation with Heat Recovery (MVHR) systems.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1, there is risk of surface water flooding along its western edge.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The majority of the site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from most designated nature sites part from the Gransden Wood/Waresley Wood SSSI which is about 0.8km from the site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the western edge of the built form of Great Gransden as such it is well related to the existing settlement. The site hosts substantial vegetation along its boundaries and within areas of the site. The site is virtually sub-divided into three parts by existing mature trees and hedgerows. These contribute to the setting of the adjacent conservation area and act as a constraint to development. Access to the site could be achieved via West Street and the site is within walking distance to the core of the village.</p> <p>The proposed capacity for the site is broadly consistent with the surrounding densities which are typically quite low.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. There are overhead 11kV (HV) cables within the site
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is promoted for market and affordable homes. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site over 5km from St Neots town centre but it is within 200m of Gransden Food and Wine.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is approximately 300m from Barnabas Oley Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities such as St Bartholomew's Church, sports pitches and bowls lawn and tennis courts and the Reading Rooms
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km of two established concentrations of employment: Sand Road Industrial Estate and the Hardwicke Industrial Estate. Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located approximately 10km from St Neots train station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The site is within 500m of bus stops along Fox Street and Crow Tree Street. The highest rated bus stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is a footpath along West Street which runs along the site's frontage where it connects to West Street.</p>
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> • Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This will be subject to high quality landscaping and design.
SA16	<ul style="list-style-type: none"> • Impact on any heritage assets or their settings? 	-	The site is adjacent to and along some of its eastern edge adjoins the conservation area. There is potential for archaeology on site particularly arising from medieval agricultural practices which will require investigation.

Summary of SA

The site is well related to the village being located on its Western edge. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace. It is also within close proximity to employment locations. It is not constrained by fluvial flood risk but there is some risk of surface water flooding, there are no nature conservation designations or heritage assets within the site but it does adjoin the conservation area. It is also within 1km of a SSSI so additional development may lead to some increased recreational pressure. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car.

Updates after initial appraisal

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Great Gransden 2: Land West of Eltisley Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1 and there is no recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located to the north of the main built form of Great Gransden, currently it is somewhat detached from the main settlement. It's development would intensify development along Eltisley Road. The land immediately south of the site has permission for residential development which could provide greater opportunities to successfully ingrate this site but it is uncertain when the site to south will be coming forward.</p> <p>The proposed capacity for the site would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.7ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site over 5km from St Neots town centre but it is about 400m of Gransden Food and Wine.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is approximately 750m from Barnabas Oley Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of several leisure and cultural facilities such as sports pitches and bowls lawn and tennis courts and the Reading Rooms. It is just over 800m of St Bartholomew's Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 1.5km of two established concentrations of employment: Sand Road Industrial Estate and the Hardwicke Industrial Estate.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located approximately 10km from St Neots train station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	<p>The site is within 800m of bus stops along Fox Street and Crow Tree Street. The highest rated bus stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is no footpath connection between the site and the main village along Eltisle Road but the site is within 500m of a public right of way.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could be effectively integrated with the existing community, however this is very much subject to the delivery of the redevelopment of the site immediately south of it. If that development is not taken forward then the development on this site would be somewhat detached and more challenging to integrate with the existing community and place.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat detached currently from the main built form, it currently adjoins the Kingspan factory site which has permission to relocate and redevelop their site for housing. Successful integration of this site would be dependent on whether the Kingspan site is successfully redeveloped. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace but there is no footpath along Elitsley Road so accessibility may be more challenging. It is also within close proximity to employment locations. It is not constrained by flood risk, nature conservation designations or by heritage. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car.

Updates after initial appraisal

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Great Gransden 3: Land South of Caxton Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1 but and there is only a small patch of recorded surface water flood risk within the southern part of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located between the Sand Road Industrial Estate and the recreation ground and football pitches. The site while physically being detached form the main built form of the settlement, very much relates to the settlement as a result of the surrounding uses.</p> <p>The site promoter has submitted the site for either residential development or employment development. They state that it is the preference of the landowners to develop the site for housing but could provide employment as a fall back position.</p> <p>The proposed capacities for the site would be an efficient use of land. However, considering the proximity to the industrial estate and that such large cluster of residential properties would be out of character with the pattern of development within Great Gransden, employment uses should be considered in more detail for this site.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p> <p>The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration on future occupiers. Employment uses on this site would have a lesser impact.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>If residential development was pursued the site could provide a mix of market and/or affordable homes. The site is over 1ha in size.</p> <p>If employment uses were pursued, this would not add to the housing supply.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site over 5km from St Neots town centre but it is within 800m of Gransden Food and Wine.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is also within 800m of Barnabas Oley Church of England Primary School. If employment development is pursued, the consideration of primary education would not be relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of several leisure and cultural facilities such as sports pitches and bowls lawn and tennis courts and the Reading Rooms. It is just over 800m of St Bartholomew's Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site adjoins the Sand Road Industrial Estate and is approximately 200m from the Hardwicke Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	<p>If employment development is pursued over residential or a mixture of the two is provided, the site could provide some modest mixed commercial floorspace and expand the existing industrial estate.</p> <p>Superfast broadband is available within the vicinity.</p>
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located approximately 10km from St Neots train station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The site is within 800m of bus stops along Fox Street, this stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is no footpath connection between the site and the main village along Sand Road but there is a footpath along Caxton Road opposite the site which could provide a connection.</p>
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	If employment uses are pursued over residential, the site could provide an extension to an existing industrial estate and some 1.8ha of employment land. The site promoter states that mixed commercial could be provided, the details of which are not provided so it is estimated that there could be modest job growth.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration. It is considered that the proposed residential use may present difficulties with integration with the existing uses. Greater opportunities for this integration are to be had if employment uses were pursued on site rather than residential. The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat detached from the main built form, it currently adjoins the Sand Road Industrial Estate and recreation ground so does still very much relate to the settlement. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace. It adjoins an existing industrial estate and could provide an opportunity to expand it providing greater diversity in employment options within the settlement. It is not constrained by flood risk, nature conservation designations or by heritage. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car. The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration. It is considered that the proposed residential use may present difficulties with integration with the existing uses. Greater opportunities for this integration are to be had if employment uses were pursued on site rather than residential. The site is located such that it can be effectively masterplanned to become part of the existing place and community.

Updates after initial appraisal

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Great Gransden 4: Land at Sand Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	The site is wholly located within flood zone 1 but there is quite considerable risk from surface water flooding along the site's southern boundary and on its eastern side arising from its proximity to Mandeau Brook.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site majority of the site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is physically detached from the main built form but opposite to employment and leisure facilities used by residents. The site slopes downwards somewhat in a south eastern direction and in combination with the scale of the site development would be prominent in the local

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>landscape. It would therefore be challenging to successfully development, particularly on this side of Sand Road within the character of the settlement and landscape.</p> <p>The proposed capacity for the site is low considering the size of the site which provides opportunities for additional landscaping, noise buffers and flood mitigation potentially.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site over 5km from St Neots town centre but it is within 800m of Gransden Food and Wine.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	As employment development is proposed, access to primary education is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of several leisure and cultural facilities such as sports pitches and bowls lawn and tennis courts and the Reading Rooms. It is just over 800m of St Bartholomew's Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is adjacent to the Sand Road Industrial Estate. The site itself could provide over 5ha of employment land.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Superfast broadband is available within the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is located approximately 10km from St Neots train station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	<p>The site is within 800m of bus stops along Fox Street, this stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is no footpath connection between the site and the main village along Sand Road. From the centre of the site's frontage, it is some 400m from the nearest footpath located on the edge of Great Gransden. There is potentially limited scope to extend this footpath connection to the site considering the narrowness of Sand Road.</p>
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site could provide over 5ha of employment land. The site promoter has not specified the specific uses so it is estimated that there could be modest job growth.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is detached from the main settlement but opposite an existing industrial estate with a direct connection to the main village. The scale of the site would make it challenging to successfully integrate the development with the existing place and community and harmonise with its landscape setting.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat detached from the main built form, but is adjacent to the Sand Road Industrial Estate. While still relating to the settlement, the successful integration of this site would be challenging based on its scale and landscape setting. It is a greenfield site classified as grade 2 agricultural land. It is not constrained by fluvial flood risk but there is risk from surface water flooding on its southern edge as a result of its proximity to Mandeau Brook. It is not constrained by nature conservation designations or by heritage. It is within walking distance of leisure and cultural facilities and natural greenspace. It could provide an opportunity for new employment but the opportunities for sustainable travel is severely limited as the site is remote from public transport opportunities and there is no direct footpath to the site. Therefore, users are likely to travel to the site by private car.

Updates after initial appraisal

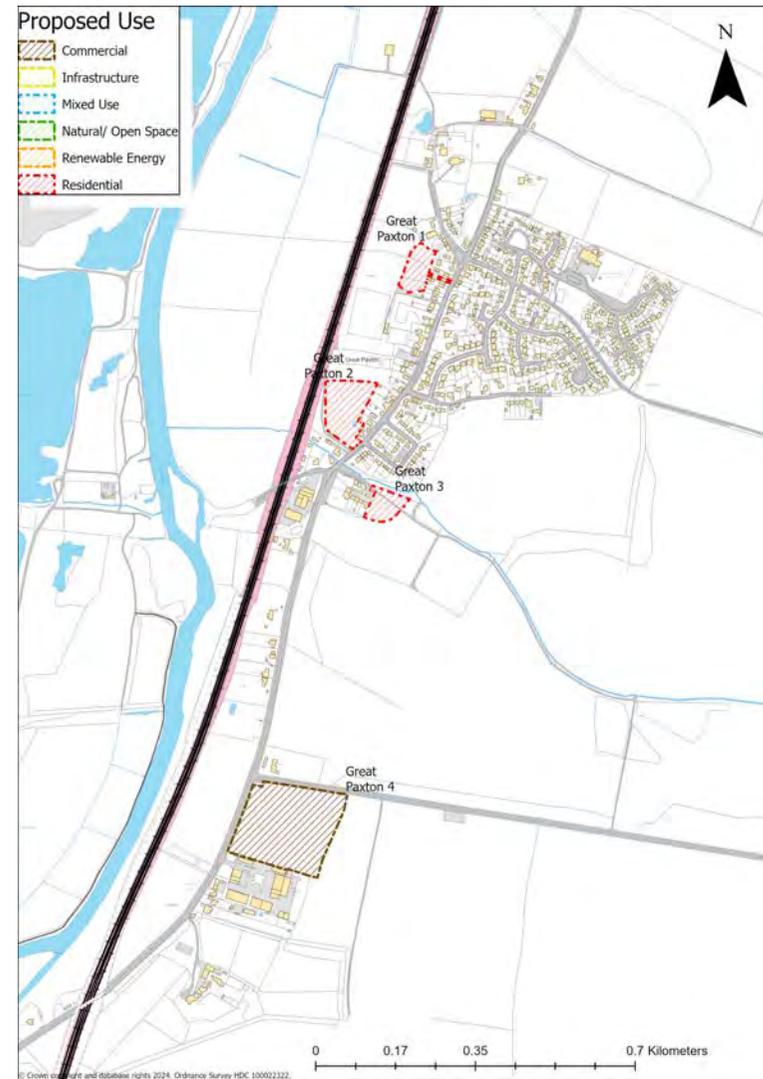
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Great Paxton

1.12 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Paxton 1: West of High Street, Great Paxton
- Great Paxton 2: Land to the West of High Street, Great Paxton
- Great Paxton 3: Land East of Dovecote Lane, Great Paxton
- Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton



Great Paxton 1: West of High Street, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.6km from the site and is located on the other side of the railway.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	<p>The site is located on the western edge of Great Paxton on land behind properties that front onto the High Street. As such, the site's location means that development will need to be sensitive to its impact on the amenity of nearby residential properties being a back land development opportunity and provide adequate mitigation in terms of noise from the East Coast Mainline Railway on future users. It would alter the existing townscape character of the area but it would not result in building any further in depth than properties located north of the site. The impact of such back land development is therefore reduced.</p> <p>The proposed capacity for the site would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site's western edge is within 100m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	++	<p>The site is promoted for self and custom build housing plots.</p> <p>The site is 0.5ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	It is within 5km of St Neots town centre and is approximately 250m from the Great Paxton Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Great Paxton Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities within Great Paxton including the Bell Public House, recreational fields and Holy Trinity Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is about 1km of the Harley Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is within 5km of St Neots train station. The site is within 400 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath along the High Street that runs along the site's frontage.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and noise mitigation due to the proximity of the railway to the site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no heritage designations within the site. The site's proposed access is opposite two listed buildings, but as the proposed development site is back land and largely obscured from public view the impact on heritage is reduced.

Summary of SA

The site is located on the western edge of Great Paxton offering an opportunity for back land development which would not have a considerable impact on the character of the settlement as the development would not extend the building line any further than the properties north of the site. It is not constrained by flood risk, nature conservation designations or by heritage. The site is classified as grade 3 agricultural land. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. It is within close proximity to the East Coast Mainline Railway, the impact of which will need mitigation. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

Updates after initial appraisal

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Great Paxton 2: Land to the West of High Street, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 but there is recorded risk from surface water flooding along the site's western and southern edges.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.5km from the site and is located on the other side of the railway.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the western edge of Great Paxton on land behind properties that front onto the High Street. As such, the site's location means that development will need to be sensitive to its impact on the amenity of nearby residential properties being a back land development opportunity and provide adequate mitigation in terms of noise from the East Coast Mainline Railway on future users. It would alter the existing townscape character of the area, the impact of which could be reduced and mitigated through landscaping.</p> <p>The proposed capacity for the site would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site's western edge is within 50m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is more than 1 ha in size.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	It is within 5km of St Neots town centre and is approximately 250m from the Great Paxton Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Great Paxton Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities within Great Paxton including the Bell Public House, recreational fields and Holy Trinity Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 1km of the Harley Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is within 5km of St Neots train station. The site is within 100 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath along the High Street that runs along the site's frontage.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and noise mitigation due to the proximity of the railway to the site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The grade II listed 26 High Street may be impacted by proposals.

Summary of SA

The site is located on the western edge of Great Paxton offering an opportunity for back land development which would have a greater impact on the character of the area as the site extends within 50m of the railway line. The site is classified as grade 3 agricultural land. It is not constrained by fluvial flood risk or nature conservation designations but there is some constraints arising from surface water flood risk and or by heritage. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. It is within very close proximity to the East Coast Mainline Railway, the impact of which will need mitigation. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

Updates after initial appraisal

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Great Paxton 3: Land East of Dovecote Lane, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is less than 1% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is wholly located within flood zone but there is some surface water flood risk along the northern edge of the site which follows the route of a watercourse.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 1km of a 10ha area of natural green space. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.6km from the site and is located on the other side of the railway.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the southern edge of the village accessed via Dovecote Lane so relates well to the settlement and could form a small scale organic growth opportunity which would not extend the building line of the village any further into the countryside. Successful development would be subject to landscaping reflecting its edge of settlement location.</p> <p>The proposed capacity is very low even when considering surrounding densities, therefore it is not making the most efficient use of land.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	<p>The site is promoted for market homes or self and custom build plots.</p> <p>The site is 0.47ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	It is within 5km of St Neots town centre and is approximately 400m from the Great Paxton Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is just beyond 800m of Great Paxton Church of England Primary School.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of the Bell Public House and recreational fields but is just beyond 800m of Holy Trinity Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 1km of the Harley Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is within 5km of St Neots train station. The site is within 800 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath along Dovecote Lane which could be extended to the site frontage providing a direct route into the main village.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and sustainable drainage.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations within the site but the site is adjacent to the listed Low Farm.

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Summary of SA

The site is located on the southern edge of Great Paxton on land classified as grade 3 agricultural land. It is not constrained by fluvial flood risk or by nature conservation designations. There are some constraints arising from surface water flood risk because of its proximity to a watercourse and by heritage. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

Updates after initial appraisal

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Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is near to the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1 but there is some recorded risk from surface water flooding along its northern and western edges.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.7km from the site and is located on the other side of the railway.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is detached from the main built form of Great Paxton and relates more closely to the open countryside. It adjoins the Harley Industrial Estate so could form an extension to an existing concentration of employment. Although considering the size of the site, this would potentially over double the industrial estate.</p> <p>The proposed capacity is quite low density when compared to the size of the site which offers opportunity for considerable landscaping to be incorporated to the development to soften any impact on the landscape.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is within 150m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of a town centre. It is beyond 800m of the Great Paxton Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from all leisure and cultural facilities within Great Paxton.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site could provide over 3ha of employment land. It is also adjoining the Harley Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is within 5km of St Neots train station. The site is about 900m from the nearest bus stop within Great Paxton. This bus stop is rated F+ on the Place Based Carbon Calculator which means there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	--	There is no footpath connection along Paxton Hill from the site and it is remote from public rights of way.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	The site could provide over 3ha of employment land. The site promoter has not specified the specific uses so it is estimated that there could be modest job growth.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is detached from the main village and relates much more closely to the open countryside. Development could be integrated with the adjoining industrial estate, however the size of the site would more than double the size of the estate. Through design and landscaping will be required to ensure that such a scale of extension can be sensitively integrated with the immediate landscape.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is located outside of the main built form of Great Paxton but adjoins the Harley Industrial Estate along Paxton Hill (B1043), as such the site relates more closely to the open countryside. The land is classified as grade 2 agricultural land so is of high value. It is not constrained by fluvial flood risk, nature conservation designations or by heritage. There is some surface water flood risk. The site is not immediately accessible to services within Great Paxton as there is no footpath connection. Additionally, while Great Paxton is within 5km of St Neots, the site and settlement as a whole is not well served via public transport which is likely to result in greater trips being made by car which does not offer the most sustainable mode to travel to and from work.

Updates after initial appraisal

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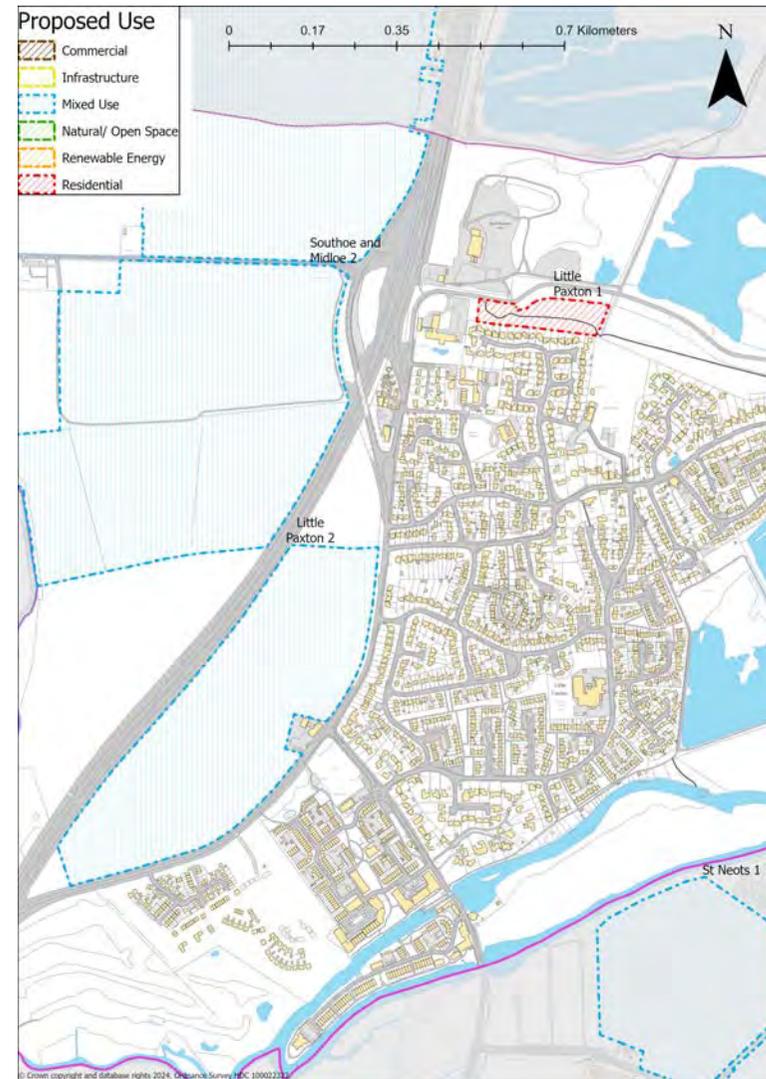
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Little Paxton

1.13 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Little Paxton 1: Land North of St James Road, Little Paxton
- Little Paxton 2: Land West of Little Paxton

1.14 Please note that Southoe and Midloe 2: Southoe Garden Village, Southoe also partially falls within Little Paxton parish, but it has been included under Southoe and Midloe as most of the site lies within that parish area.



Little Paxton 1: Land North of St James Road, Little Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located within the St Neots and water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial or medium risk of surface water flooding</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land after being restored after minerals extraction. There are no existing structures on site.</p> <p>The site is wholly classified as non-agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site is within 200m of 0.5 ha and 1km of 10 ha of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site adjoins to woodland, is close to playing fields and lakes in Paxton Pits. Therefore, it has direct opportunities to link to the strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site adjoins to Little Paxton Pits which is a an area of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is on the northern edge of Little Paxton and allocated in Huntingdonshire's Local Plan to 2036. There is a raised embankment along most of the northern boundary of the site that will be expected to be retained to give the development a mature setting and provide screening for the countryside and Paxton Pits meaning that the impact on Paxton Pits would be minimal.</p> <p>Consideration of the public right of way that crosses the site would also need addressing.</p> <p>The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the settlement within its immediate vicinity.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is wholly within a sand and gravel mineral safeguarding area and mineral development consultation area. Across the road to the north lies an active waste management area, meaning that the site could be impacted by noise and light pollution and dust resulting from ongoing works.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site proposed for 38 homes which would contribute to meeting the needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 2.2km from St Neots town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is on the edge of Little Paxton which has a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of multiple culture and leisure facilities accessible by a public footpath that runs along the southern boundary. These are, St James' Church, The Anchor Pub, The Pavilion playing fields and Little Paxton Village Hall.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of multiple concentrations of employment. These are, Harley Industrial Park, St Neots town centre, Ernulf Academy Secondary School and Station and Cromwell Road Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km of St Neots train station. It is within 800m from a bus service but this is only rated E- on the Place Based Carbon Calculator meaning there is an infrequent service
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a public right of way that crosses the site from the north and continues along the southern boundary.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so does not apply.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is north of residential development. The site is screened by trees and as such has the potential to be developed in a way sensitive to the surrounding area. Integration with the existing community could be achieved via access off Old Great North Road and assessment of potential active travel access via a public right of way on the eastern edge of the site could be explored.</p> <p>The road bounding the northern boundary of the site is within a mineral development area and provides access for vehicles associated with its operation. Safety of access for residents would require consideration.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	No known heritage assets are located within the site

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible. The site is wholly greenfield land after being restored after minerals extraction with no existing structures on site and classified as non-agricultural land.

The site is within proximity of 10 ha of natural green space, adjoins woodland and is close to playing fields and lakes and Paxton Pits (a SSSI). There are therefore potential opportunities to link to the strategic green or blue infrastructure network. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area.

The site is north of residential development. The site is screened by trees and as such has the potential to be developed in a way sensitive to the surrounding area. Integration with the existing community could be achieved via access off Old Great North Road and assessment of potential active travel access via a public right of way on the eastern edge of the site could be explored.

The site is of a size which would contribute to meeting the needs of the district, but not large enough to provide a substantial range of sizes, types and tenures. However the proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the settlement within its immediate vicinity.

The closest town centre is St Neots which is within 2.2km from the site, its location near a market town provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. The site is within 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. There is a public right of way that crosses the site from the north and continues along the southern boundary which could provide some integrated active travel opportunities. The site is within 800m of multiple culture and leisure facilities and a primary school which are accessible by a public footpath and is within 5km of multiple concentrations of employment. providing potential retail, employment, social and cultural opportunities.

The road bounding the northern boundary of the site is within a mineral development area and provides access for vehicles associated with its operation. Safety of access for residents would require consideration.

Updates after initial appraisal

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Little Paxton 2: Land West of Little Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls within the St Neots and water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is not constrained by fluvial flood risk, approximately 0.95% of the site is at medium risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land and there are no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of 10 ha area of natural green space. Some of the site, on the eastern side, is within 200m of 0.5 ha area of natural green space.</p> <p>There is woodland in the southern edge of the site and playing fields along Great North Road opposite the site frontage. Therefore, it has some capacity to link to the green and blue infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from all of the designated nature sites except an area of Special Scientific Interest. It is within 1km of Little Paxton Pits.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located on the western edge of Little Paxton. Site acts as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside, it is therefore located in a sensitive location. The site is wholly within the Ouse Valley Priority Landscape Area, with the land rises noticeably east to west in the southern half of the site. Development on the site will therefore would not contribute towards protecting the form and character of the surrounding landscape.</p> <p>The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 4 to 5ha is proposed for natural green or open space uses.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site abuts the A1 and so is likely to suffer light and noise pollution from traffic.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is of a size that it could support a wide range of types, sizes and tenures. The site promoter proposes uses such as custom and self build home, nursing and care home.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is approximately 3.2km from St Neots town centre</p> <p>The site is within 800m of Little Paxton Primary School.</p> <p>The site is within 800m a number of culture and leisure facilities measuring from the site frontage onto Great North Road. These are, playing fields, Little Paxton Hub (community centre) and Kingfisher Church. The development has capacity for associated social/ community facilities.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of multiple concentrations of employment. These are, Harley Industrial Park, St Neots town centre, Ernulf Academy Secondary School and Station and Cromwell Road Industrial Estate.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km of St Neots train station. It is within 800m from a bus service but is only rated E- on the Place Based Carbon Calculator meaning there is an infrequent service</p> <p>There is a pavement opposite the site frontage (Great North Road).</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	<p>The proposal does not include employment, commercial or tourism uses.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site promoter notes that there is scope for associated social/community facilities, but there is no firm commitment.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is separated from the built up area by Great North Road, footpaths are present on the opposite side of the road to the site. Development would require consideration of the integration of the residential development with the built up area of Little Paxton. The presence of Great North Road would require further measures to allow for safe crossing of residents.</p> <p>The site is located as such that it could be effectively masterplanned to become part of the existing place and community.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	No known heritage assets are located within the site or nature conservation assets

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible. It is grade 2 best and most versatile agricultural land and is wholly greenfield.

The site is within proximity of 10 ha of natural green space, woodland is present in the southern edge of the site and playing fields opposite the site frontage on Great North Road and within 1km of Little Paxton Pits (SSSI).

There are therefore potential opportunities to link to the strategic green or blue infrastructure network. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area.

The site is located on the western edge of Little Paxton acting as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside, it is therefore located in a sensitive location. It is not considered that development would not contribute towards protecting the form and character of the surrounding landscape.

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The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 4 to 5ha is proposed for natural green or open space uses.

The closest town centre is St Neots which is within 3.2km from the site, its location near a market town provides potential employment and social opportunities, the site promoter notes that there is scope for associated social/community facilities, but there is no firm commitment to assess whether this could support the immediate needs of a new community. However The site is within 800m of Little Paxton Primary School, a number of culture and leisure facilities measuring and within 5km of multiple concentrations of employment. The site is within 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. There is a pavement opposite the site frontage (Great North Road) which could provide some integrated active travel opportunities and connectivity to the settlement. The site abuts the A1 and so is likely to suffer from air, light and noise pollution from traffic.

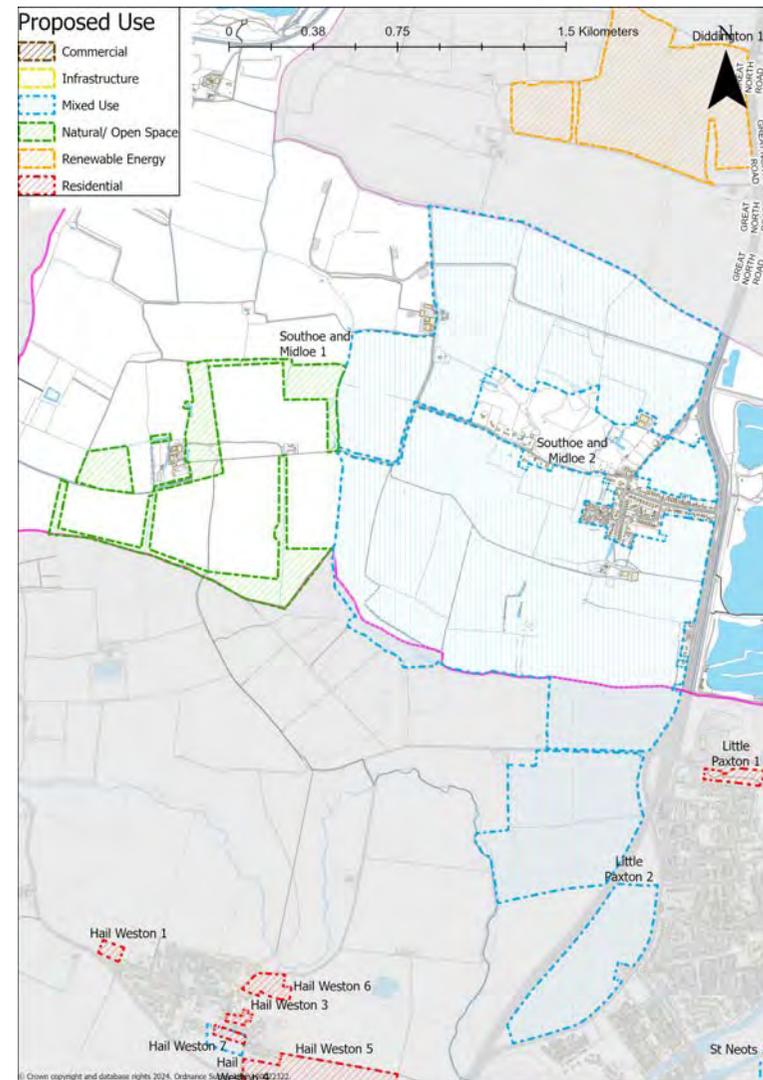
Updates after initial appraisal

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Southoe and Midloe

1.15 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Southoe and Midloe 1: Midloe Grange Farm, Midloe
- Southoe and Midloe 2: Southoe Garden Village, Southoe



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Southoe and Midloe 1: Midloe Grange Farm, Midloe

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is for biodiversity net gain.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	Sites for Biodiversity Net Gain can contribute to addressing climate change and biodiversity, through planting and habitat restoration.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	<p>The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)</p> <p>Sites for Biodiversity Net Gain can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration.</p>
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	<p>However, the site is for Biodiversity Net Gain and therefore would not to require input in the form of waste water infrastructure.</p> <p>99% of the site is in flood zone 1, with the remainder in flood zone 3b. 8.2% of the site is at medium risk from surface water flooding in association with field boundaries and drainage ditches, some ponds are present to the north. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	N	The site is proposed solely for Biodiversity Net Gain opportunities
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	N	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>Little Paxton Wood (a SSSI and ancient woodlands) bounds the south east corner of the site, ancient woodland is also found just outside the north west and south west boundary, both of which are also County Wildlife Sites. The northern most rectangle of the proposed site is also within a County Wildlife Site.</p> <p>The site would contribute further to the development of ecological corridors connecting sites of importance that sit just outside the site boundary.</p> <p>Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site would contribute further to the development of ecological corridors and habitat connectivity, connecting sites of importance that sit just outside the site boundary providing positive enhancement.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	++	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	Due to the proposed use of the site it the site would have a positive impact on the landscape ecology. The proposed use of the site for Biodiversity Net Gain would be considered complimentary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is over 1.5km from the A1 and is unlikely to suffer from major sources of pollution, the proposed use is of a nature that would not cause pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is for non residential use
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 800m of a bus stop Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	++	Due to the proposed use of the site it the site would have a positive impact on the surrounding landscape and ecology.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	Midloe Grange, a Grade II listed building sits just outside the boundary, biodiversity net gain has the opportunity to enhance the setting of the building.

Summary of SA

The site is for Biodiversity Net Gain opportunities. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk. Surrounded by Little Paxton Wood (a SSSI and ancient woodlands), ancient woodland and County Wildlife Sites, the site would contribute further to the development of ecological corridors connecting sites of importance that sit just outside the site boundary. Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space. The site would have a positive impact on the surrounding landscape and ecology and the setting of Midloe Grange, a listed building.

Updates after initial appraisal

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Southoe and Midloe 2: Southoe Garden Village, Southoe

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? 	N	<p>The site promoter suggest that sustainable placemaking principles would be used to minimise the 'heat island effect', and that a low carbon development would be created that optimises the efficient use of new technology, based on high energy efficient building standards. Meet the most up-to-date requirements for energy efficiency and CO2 reduction to ensure its environmental impacts are minimised. However, it is unclear whether this will exceed technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided.</p> <p>The site is not within a landscape priority area but is surrounded by Little Paxton Wood (a SSSI and ancient woodlands) ancient woodlands and County Wildlife Sites. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site is not within a Green Infrastructure Priority Area.</p> <p>The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity. Over 40-50% of the site is proposed for green open space.</p>
	<ul style="list-style-type: none"> Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants? 	+	
SA2	<ul style="list-style-type: none"> Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? 	+	<p>There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 3% of the site.</p> <p>The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity.</p>
	<ul style="list-style-type: none"> Support habitats in adjusting to the impacts of the climate emergency? 	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> Maintain and where possible improve the quality and availability of water resources? 	--	The site is a new settlement and will most likely require a new water recycling centre to serve the population.
	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources? 	+	Areas of flood zone 2 and flood zone 3a are located in the south of the site as the result of the River Kym, linking to the River Great Ouse and farm drainage. The remainder of the land is flood zone 1 (approximately 94%). Risk from surface water flooding is present across the site in parallel to the A1 and associated with field drainage and topography. The site is at medium risk of surface water flooding across approximately 7% of the site.
SA4	<ul style="list-style-type: none"> Enable the use of land that has previously been developed in preference to greenfield land? 	--	The site is wholly greenfield agricultural land. Manor farm has been included within the site (which includes one residential unit and associated agricultural uses) which lie south of the village, therefore the reuse of previously developed land is extremely minimal.
	<ul style="list-style-type: none"> Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades? 	--	Approximately 7ha of the site is grade 1 agricultural land focussed immediately north of Southoe and immediately west of the A1, the remainder of the site is grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? 	+	The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity.
	<ul style="list-style-type: none"> Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced? 	+	Over 40-50% of the site would be green open space which could assist in minimising the impact on the SSSI, ancient woodlands and County Wildlife Sites, further evidence would be required to justify this.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>The site is not within a landscape priority area but is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site is not within a Green Infrastructure Priority Area.</p> <p>The site promoter proposes to improve access to green infrastructure, with new footpaths, cycleways and green streets.</p>
SA6	<ul style="list-style-type: none"> Protect sites of designated biodiversity or geodiversity significance? 	-	<p>The site is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site, which would require appropriate protection from the impacts of any development. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.</p> <p>Over 40-50% of the site would be green open space with green streets parks and wildlife areas creating a network of green spaces that interconnects existing ecological areas to support biodiversity.</p>
	<ul style="list-style-type: none"> Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance? 	++	
SA7	<ul style="list-style-type: none"> Promote opportunities to protect and enhance valued landscape and townscape characteristics? 	--	<p>The village of Southoe is predominantly situated in eastern edge of the Great Ouse Valley Character Area, the ecological value of which is recognised through the designation of Sites of Special Scientific Interest or County Wildlife Sites. Although separated by the A1, the proposed site still sits within a landscape which retains many features reflective of this area.</p>
	<ul style="list-style-type: none"> Reinforce local distinctiveness and a sense of place? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>The remainder of the site is located within the Southern Wolds, this area incorporates the lower valleys of the River Kym which lies south of the site and forms a broad valley. This is evident in the site's topography where the site slopes downwards toward the A1, with its lowest point being its south eastern corner. This is some 25m lower than its north western corner. The Southern Wolds is very rural in character with scattered villages and benefits from long views over the surrounding countryside. It is characterised by a number of woodland types, including ancient woodland, also present on the edge of the proposed site. These features promote a sense of enclosure contributing to the tranquillity of the area. The gradual loss of traditional features of the agricultural landscape are also affecting the landscape character of the Southern Wolds and it is considered that large scale development in this area would fundamentally impact the setting, preservation and management of existing deciduous woodlands and have an intrusive impact on the landscape and long distance views. Southoe is a small rural village and the scale of development proposed would substantially alter the character and form of the village.</p>
SA8	<ul style="list-style-type: none"> • Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment 	-	<p>The scale of potential development would generate an amount of light and noise pollution on the village of Southoe significantly greater than it currently experiences. Increased development also has the potential to increase traffic and travel on and around the A1 with the potential to increase air pollution. However as the village is adjacent to the A1 the impact of this would require further investigation.</p>
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	<p>This site is located adjacent to the A1 with the market town of St Neots close by. The potential for public and active travel connections to this centre to provide sustainable access to services, employment and local facilities is unknown. Safe access across the A1 for active</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>travel and vehicle users would require significant infrastructure. 200,000 sqm of employment floorspace is proposed. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In terms of market demand and meeting community needs the site is located within the Buckden and St. Neots Priory Park & Little Paxton wards. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows these wards as the eighth and ninth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates these wards as the joint third and eighth most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.</p>
SA10	<ul style="list-style-type: none"> <li data-bbox="293 1010 1115 1050">Support and enhance the more deprived areas of the district? <li data-bbox="293 1066 1115 1129">Maximise opportunities for access to existing or proposed social and community facilities and services? 	<p data-bbox="1149 1010 1274 1050">+</p> <p data-bbox="1149 1066 1274 1129">++</p>	<p data-bbox="1296 1010 2087 1233">The site is situated within the Buckden and St. Neots Priory Park & Little Paxton wards. Analysis of deprivation by Cambridgeshire County Council gives these wards a local index of deprivation score of 10 and 4 (where 1 is most deprived and 10 is least deprived), demonstrating a significant disparity across the two wards. Development has potential to assist with improving deprivation in the ward through reducing barriers of housing and services.</p> <p data-bbox="1296 1265 2087 1321">Social and community facilities would be expected to be included on site as part of the redevelopment.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Additionally, the site is adjacent to the A1 and the southern most parcel near to Little Paxton (albeit separated by the A1). The site is approximately 5.6km from St Neots town centre when measured by road from the central point of the frontage onto the A1 offering potential to enhance usage of services and facilities in this town centre.
SA11	<ul style="list-style-type: none"> Contribute to regeneration activities? 	--	The site would not contribute to regeneration activities being wholly greenfield land.
	<ul style="list-style-type: none"> Enhance and diversify economic opportunities with the district? 	+	As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has indicated the potential for 200,000sqm of employment floorspace which could support some additional economic opportunities in the district.
SA12	<ul style="list-style-type: none"> Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements? 	-	Two public rights of way and gravel agricultural lanes are present within the site. There is the potential for these routes to be integrated into an active movement network. There are no current bus routes within the village of Southoe, although presence of the A1 could provide opportunities to link into public transport networks including to St Neots railway station. Both will require further scoping and assessment to assess their feasibility and viability.
SA13	<ul style="list-style-type: none"> Attract new investment and provide opportunities to improve the resilience of the local economy? 	+	The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is limited (200,000sqm of commercial space) and the scheme is promoted as being residential led. It is in a reasonably sustainable location for employment opportunities given its proximity to potential employees in St Neots with potential for active travel and
	<ul style="list-style-type: none"> Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? 		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> Support retention and growth of indigenous companies? Encourage sustainable tourism? 		public transport accessibility to be introduced. The potential to support indigenous companies is considered limited due to the scale of employment proposed. Tourism is unlikely to be a focal part of development on the site.
SA14	<ul style="list-style-type: none"> Facilitate modernisation of existing town centres to meet current and anticipated needs? 	+	The site promoter proposes two primary schools, a secondary school, neighbourhood hubs and a district centre to support residential development. It is in relatively proximity to the existing town centre of St Neots (5.6kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to provide adequate on site facilities whilst assisting in facilitating some modernisation of the existing town centre, through potential increased footfall and usage.
SA15	<ul style="list-style-type: none"> Strengthen a local sense of place? Retain the character of existing settlements? 	-	<p>The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required given the open nature of the site and the sensitive habitats surrounding it.</p> <p>Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Development would impact significantly on the character Southoe completely transforming the scale, nature and character of the existing rural settlement.</p> <p>Development would also impact long distance views of open countryside from all aspects and from the village and A1.</p>
SA16	<ul style="list-style-type: none"> Conserve and where possible enhance sites, features and area of archaeological value throughout the district? 	-	The settlement contains some listed buildings.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site promoter notes that an archaeological dig in the early 1930s investigated the former medieval manor and moat to the south of the site which has opportunity to be integrated into future open space. Further archaeological work was undertaken as part of the recent wind turbine development uncovered late Iron Age to Romano British features. Further investigation and conservation and enhancement of the medieval manor and moat and other uncovered features would require addressing.

Summary of SA

Southoe Garden Village proposal wholly greenfield agricultural land. The site surrounds the small settlement of Southoe and is adjacent to the A1 extending significantly into open countryside. Manor farm has been included within the site (which includes one residential unit and associated agricultural uses) which lies south of the village, therefore the reuse of previously developed land is extremely minimal. The vast majority of the site is grade 2 agricultural land with a small proportion being grade 1. The majority of the site is flood zone 1 with areas of flood zone 2 and 3a. Risk from surface water flooding is present across the site.

The site is in an area of relatively high market demand for new homes. It surrounds the existing community of Southoe and development as a new settlement has the potential to be integrated with this community and enhance its sustainability through greater access to local services and facilities. The site proposes some employment opportunities and is in proximity to diverse employment opportunities in St Neots. The location offers potential opportunity to improved public transport connectivity through its location next to the A1 which could provide further linkages to St Neots railway station, although the certainty of this is unknown. Opportunities are also present for enhancing active travel linkages both for day-to-day and leisure journeys. Substantial facilities would be required on site such as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents. Integration of these with the existing community of Southoe would boost their sustainability. Two primary schools, one secondary school, neighbourhood hubs, and a district centre are proposed to support residential development.

The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required given the open nature of the site, topography and the sensitive habitats surrounding it. The site is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site, which would require appropriate protection from the impacts of any development. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.

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Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Development would impact significantly on the character Southoe completely transforming the scale, nature and character of the existing rural settlement. Development would also impact long distance views of open countryside from all aspects and from the village and A1.

The scale of potential development would generate an amount of light and noise pollution. Development also has the potential to increase traffic and travel on and around the A1 with the potential to increase air pollution.

Updates after initial appraisal

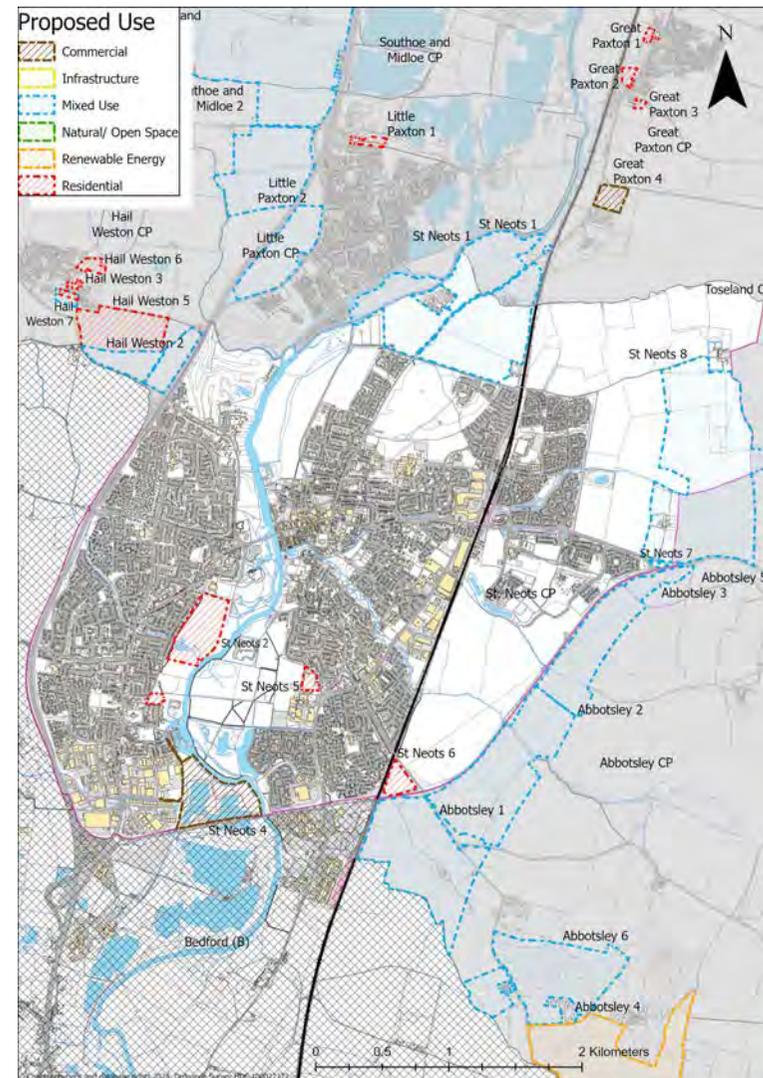
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St Neots

1.16 Please also look at sites in Abbotsley parish to get a complete picture of proposals around St Neots due to where parish boundaries fall.

1.17 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- St Neots 1: Land North of Priory Park, St Neots
- St Neots 2: Land East of Brook Road, Eaton Ford, St Neots
- St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots
- St Neots 4: Land North of the A428, St Neots
- St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots
- St Neots 6: Land South West of Potton Road, Eynesbury, St Neots
- St Neots 7: Land North East of Wintringham, St Neots
- St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots



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St Neots 1: Land North of Priory Park, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on more than 50% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately two thirds of western parcel is in flood zone 3a and 3b. Flood zone 3a also runs through the northern half of the eastern portion of the site as a result of Gallow Brook. Flood zone 2 covers over 50% of the site including the majority of the western portion of the site and the western edge of the eastern portion of the site. Flood zone 1 is present in the eastern parcel of the site (constituting approximately less than 50% of the total site). Surface water flood risk is present on the site.</p> <p>It is considered that the western half of the site would be unsuitable for development and this is reflected in the site promoters submission which sets this land aside for Green Infrastructure/ Biodiversity Net Gain purposes/environmental initiatives)</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is predominately grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site area is wholly within 1km of 10 ha, predominately within 300m of 2 ha and partly within 200m of 0.5 ha of natural green space.</p> <p>The site is adjacent to a public park and playing fields on the southern boundary. Therefore, it has direct opportunities to link to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 1km from St Neots Common and Little Paxton Pits which are Sites of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The eastern part of the site is within the Natural Cambridgeshire's Great Ouse Valley Priority Area. Meaning that there is potential to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-- ++	<p>The site proposes 600 homes on the eastern half of the site, between the railway line and the B1043. The site is the open countryside and the site is detached from the residential development by Priory Hill Road.</p> <p>The site is highly exposed in both the local landscape and in longer distance views, significant landscaping screening or transitioning would be required to mitigate impact of the development,</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
		<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 100%; background-color: red; margin-right: 5px;"></div> <div style="width: 15px; height: 100%; background-color: green; margin-right: 5px;"></div> </div>	<p>with the River Great Ouse a prominent feature on the western boundary. The eastern part of the site is within the Great Ouse Green Infrastructure Strategic area.</p> <p>East of the B1043 the land slopes significantly upwards (by approximately 15 to 20m) towards the railway line that bounds the eastern edge of the site. Meaning building elevations could significantly impact the landscape character.</p> <p>Residential development in this location would create an isolated pocket of residential development, with little relationship to its surrounding countryside location. The site proposes low density development.</p> <p>The proposed green infrastructure, environmental initiatives, Priory Park extension and Biodiversity Net Gain uses for the site would be complementary to the current landscape.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>St Neots Water Recycling centre within the centre of the western parcel of the site meaning that only approximately 13.5ha of the eastern parcel of land proposed for residential development site sits outside the Water Recycling Area buffer zone, increasing the potential odour impact on future residents.</p> <p>The eastern portion of the site is also bounded by the railway line meaning that noise and vibrational impacts are highly likely.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	<p>The proposed site is of a size that could contribute to a wide range of sizes types and tenures. The site promoter proposes market and residential homes.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		Site is over 1ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 1.5km from St Neots town centre .
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m from Priory Junior School and Longsands College Secondary School
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is adjacent to Priory Park playing/ sports fields. it is beyond 800m but is approximately between 1-2km from multiple culture and leisure facilities in St Neots town centre, including Cineworld, St Neots Museum and Library as well as numerous pubs, places of worship and meeting halls.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km from Station Road Industrial Area, St Neots town centre and Longsands Academy Secondary School
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is approximately 1.5km from St Neots train station. It is within 800m from a bus service but this is rated E+ on the Place-based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	A pavement is immediately across the road from the site on Mill Lane.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site promoter notes that there could be potential for retail, complementary uses to support residential development and community facility, but there is no firm commitment
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is north of the residential development and separated by Priory Hill Road extending into the countryside. Residential properties south of Priory Hill Road face inwards with predominantly back gardens abutting the road, there are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

Flood zone 2 over 50% of the site and the western edge of the eastern portion of the site, but would be a compatible use for proposed green infrastructure/ biodiversity net gain / environmental initiatives. Surface water and fluvial flood risk would require mitigation.

Just over half of the eastern portion of the site is within flood zone one and surface water flood risk is present on some of the site. There are no heritage constraints affecting the site.

The eastern part of the site is within the Great Ouse Green Infrastructure Strategic area. The site is highly exposed in both the local landscape and in longer distance views, significant landscaping would be required to mitigate impact of the development, with the River Great Ouse a prominent feature on the western boundary. Proposed housing between the railway line and the B1043 is the open countryside and the site is detached from residential development by Priory Hill Road. The site relates more closely to its countryside setting and development would create an isolated pocket of residential development, with little relationship to its surrounding countryside location. Due to the significant slope towards the railway line building elevations could significantly impact the landscape character.

The site is approximately 1.5km from St Neots train station, a bus service within 800m is nearby but is infrequent. The pavement immediately across the road from the site on Mill Lane provides some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability and proposed green infrastructure would promote biodiversity and active leisure uses.

The closest town centre is St Neots which is within 1.5km from the site as is Station Road Industrial Area, providing leisure education and employment opportunities. Its location close to Priory Junior School and Longsands College Secondary School, Priory Park playing/ sports fields and approximately between 1-2km from multiple culture and leisure facilities in St Neots town centre provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

St Neots Water Recycling centre within the centre of the western parcel of the site meaning that only approximately 13.5ha of the eastern parcel of land proposed for residential development site sits outside the Water Recycling Area buffer zone, increasing the potential odour impact on future residents. The eastern portion of the site is also bounded by the railway line meaning that noise and vibrational impacts are highly likely.

Updates after initial appraisal

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St Neots 2: Land East of Brook Road, Eaton Ford, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	Information has been provided suggesting development on the site will adhere to future Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 59% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	Nearly 59 % half of the site is within flood zone 2 and some of the site to the south is within flood zone 3a (21.5%) and 3b (25%) linked to its proximity to the River Great Ouse and Duloe Brook which runs east to west through the southern half of the site. 41% of the site is flood zone 1. Surface Water flood risk is present running in line with Duloe Brook and the pond and the north west quadrant of site is at risk of surface water flooding . This is also present immediately outside the eastern boundary. Surface water flood risk affects between 11% (low risk & medium risk) to 7% (high risk) of the site
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly classified as grade 3 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site area is wholly within 1km of 10 ha and 300m of 2 ha of natural green space and predominately within 200m of 0.5 ha of natural green space.</p> <p>The site adjoins to a public park, woodland and the River Great Ouse along the eastern boundary. Therefore, it has direct opportunities to link to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is approximately 1km from St Neots Common which is a Site of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site forms part of the green corridor between Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. On the Northern boundary is Local Green Space Riverside Park. Immediately east of the site is the River Great Ouse. The south of the site bounds The Pightle Millennium Green described as "an area of nearly 6 and a half acres of unspoilt countryside" ⁽¹⁾ . The site is wholly within the Great Ouse Green Infrastructure Strategic area and is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). Residential development on this site would have significant biodiversity, landscape, light and environmental impacts. The site forms a fundamental part of the open space setting to the River Great Ouse providing a green lung through the centre of St Neots and towards the east, development as such would detrimentally affect the character of the wider environment and open countryside. The site promoter proposes low density development dissecting the green corridor with residential development creating a significant impact on the landscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

1 [The Pightle, Eaton Socon \(eatonsoconpightle.org.uk\)](http://eatonsoconpightle.org.uk)

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures. The site promoter introduces the possibility of specialist housing.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 1km from St Neots town centre . The site is approximately 1.1km from Bushmead Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 800m from St Mary's Church and River Mill pub and adjoins to playing fields and Riverside Park by public footpath. It is approximately between 1-1.5km from multiple culture and leisure facilities in St Neots town centre, including Cineworld, St Neots Museum and Library as well as numerous pubs, places of worship and meeting halls.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km from St Neots town centre, Ernulf Secondary School and multiple concentration of employment in southern Eaton Socon (Little End Road and Howard Road Industrial Estate and Colmworth Business Park). The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a public footpath on the western boundary of the site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so does not apply.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site forms a fundamental part of the Great Ouse Valley Priority Landscape Area, development in this location would impact upon the sensitivity and setting of an important landscape corridor.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is wholly within a conservation area

Summary of SA

The site is constrained by flood risk, over half of the site is within flood zone 2 and some within flood zone 3a and 3b, 41% of the site is flood zone 1, surface water flood risk is also present. The site is wholly within a conservation area but not constrained by any listed buildings.

The site is within the Great Ouse Green Infrastructure Strategic area and is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). The site forms a significant part of these areas and the green corridor stretches from Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. Its proximity to Local Green Space Riverside Park and the The Pightle Millennium Green means that residential development would fundamentally impact the landscape setting, biodiversity and ecology of the area and wider countryside. Residential development on this site would have significant biodiversity, landscape, light and environmental impacts.

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The site is approximately 1km from St Neots town centre, 1.1km from Bushmead Primary School and 800m from St Mary's Church and River Mill pub and adjoins to playing fields and Riverside Park by public footpath. It is also 1-1.5km from leisure and cultural facilities a secondary school and industrial and business parks. However it is considered that the significant impact on the Great Ouse Valley - closely associated with the identity of St Neots would override any benefits associated with additional housing provision. Proximity to St Neots train station and bus services assist in accessibility to this valued landscape with social and cultural opportunities providing additional benefit to enhance the leisure experience.

Updates after initial appraisal

St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located wholly in flood zone 1. 45% of the site is at low risk from surface water flooding with 10 at medium risk and 1.7% at high risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land and is uncultivated with public access, remnants of an old agricultural related building are present.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site area is wholly within 1km of 10 ha, 300m of 2 ha and 200m of 0.5 ha of natural green space.</p> <p>The site adjoins to playing fields and this next to woodland. It is also circa 150m west from the River Great Ouse. Therefore, it has direct opportunities to link to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the the designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The proposal is for 6 or 7 homes. The site is the open countryside but adjoins rear gardens of residential properties on two sides.</p> <p>The site is highly exposed in both the local landscape and in longer distance views, the site forms part of the gateway to a green corridor between Eaton Ford and Eynesbury and North towards the town centre. Active travel cycle paths and walking routes form part of the wider area. A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow. A protected ash tree sits just outside the north eastern boundary. The majority of the site sits within the Great Ouse Green Infrastructure Strategic area.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Residential development in this location would create an isolated pocket of development, with little relationship to its surrounding countryside location, fundamentally altering the gateway to a significant green corridor associated with the River Great Ouse.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is 0.94ha and could contribute to the the government's aspiration to promote sites for SME builders.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 1km from St Neots town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1km from Bushmead Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m from St Mary's Church, multiple pubs (River Mill, Waggon and Horses and The Old Sun), Jubilee Hall (meeting hall) and adjoins to playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km from Ernulf Secondary School and multiple concentration of employment in southern Eaton Socon (Little End Road and Howard Road Industrial Estate and Colmworth Business Park).
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place Based Carbon Calculator.</p> <p>There is a public footpath on the western edge of the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so does not apply
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>Residential properties to the south and east of the site face inwards with back gardens abutting the road, there are therefore challenges to successfully integrating development into the existing place and community.</p> <p>The site is accessible by road from Peppercorns Lane via a narrow track located on a corner (also used to access the local cricket club), proposed secondary access to the site is currently via a footpath off Shakespeare Road, access would have to cross the cycleway and potentially land owned by the Pightle Trust immediately north of the site boundary.</p> <p>Development of the site will be visible from public space, in particular the bridge over the river having a fundamental impact on the character of the area. The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow. The site is also wholly within a conservation area

Summary of SA

The site is not constrained by fluvial flood risk, surface water flooding is present on the site. It is grade 3 agricultural land, is wholly greenfield and is uncultivated with public access. A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow and protected ash tree sits just outside the north eastern boundary the impact of development near which would need careful consideration. The majority of the site sits within the Great Ouse Green Infrastructure Strategic area and is wholly within a conservation area. The site comprises the south western corner of the green corridor acting as a gateway to green infrastructure which stretches from Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. Residential development could fundamentally impact the landscape setting, biodiversity and ecology of the area and wider countryside. Residential development in this location could create an isolated pocket of development, with little relationship to its surrounding countryside location fundamentally altering the gateway to a significant green corridor associated with the River Great Ouse.

Development of the site will be visible from public space, in particular the bridge over the river.

The site is approximately 1km from St Neots town centre, Bushmead Primary School and within 800m from St Mary's Church, multiple public houses, Jubilee Hall and playing fields. It is also within 1.5km a secondary school and industrial and business parks. It is within 5km from St Neots train station and 800m from a bus service. These indicate sustainable access to employment, social, cultural, leisure and employment opportunities.

Updates after initial appraisal

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St Neots 4: Land North of the A428, St Neots

1.18 As identified in the LAA, 99% the site is wholly within flood zone 3b. The site promoter has put the site forward for 11 to 12 commercial units which are classed as less vulnerable uses in the NPPF meaning that this type of development should not be permitted in flood zone 3b. The remaining land would not be capable of providing commercial units or mitigation against risk, considering this, the site is considered unsuitable for development. As such, a sustainability appraisal for the site has not been undertaken.

St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>Although the site is classified as previously developed land there are very few existing materials for reuse.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 99% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is almost entirely (97.6%) within flood zone 2 with half the site also being at medium or high risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	The site is categorised as previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is predominantly classified as urban land although the south western quarter is technically classified as grade 1 agricultural land despite hosting a viewing stand and hard surfacing.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site area is wholly within 1km from 10 ha of natural green space.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is sufficiently remote from the the designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	Some of the site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area but is separated by Ernulf Secondary Academy. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site promoter's proposed level of development would make efficient use of the land and development would relate reasonably well to existing residential development to the north and east. Other development to the south is of a very different scale comprising a secondary school and leisure centre although the proposal would not harm their setting. Development would have a limited impact on the adjoining flood meadows given the presence of existing viewing stands, outbuildings and floodlighting.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The sports fields adjoining the site are floodlit which may give rise to light pollution. The site also adjoins a secondary school and leisure centre both of which will generate substantial noise on occasion and impact on potential occupiers of the site in intermittent bursts.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The proposed site is of a size that could contribute to a wide range of housing sizes, types and tenures. The site promoter proposes market and residential homes.</p> <p>The site is over 1ha.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km from St Neots Town Centre
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Middlefield Community Primary School and adjacent to Ernulf Academy Secondary School,
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m from Cambridgeshire Hunter, and The Hare & Hounds pub, Berkley Street Methodist Church and is adjacent to One Leisure St Neots sports centre.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km from St Neots town centre and Cromwell Road Industrial Estate and is adjacent to Ernulf Secondary School.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km from St Neots train station. It is within 800m from multiple bus stops rated D- or lower on the Place-based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement on Hall Road (site frontage).
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal does not include employment, commercial or tourism use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so does not apply
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is previously developed but nearby residential development all has rear gardens to the site other than those directly facing onto the Hall Road access route.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	No known designated heritage sites are located within or in close proximity to the site.

Summary of SA

The site is at significant flood risk for both fluvial and surface water flooding which impede the ability to safely develop it for the requested residential use. It is previously developed land, mostly classed as urban but around a quarter as grade 1 agricultural land. The site has good access to natural open space and is partially within the Great Ouse Valley priority landscape area although it would have limited opportunities to contribute to this. The site may be impacted by both noise and light pollution from adjoining uses. The site is well located in terms of access to education, employment, social and sports facilities. It is within cycling distance of the railway station but has an infrequent bus service. Development would not impact on any known heritage assets.

Updates after initial appraisal

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St Neots 6: Land South West of Potton Road, Eynesbury, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is adjacent to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located in flood zone 1 with approximately 3% of the site at risk of medium surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is predominantly grade 2 agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site area is wholly within 1km from 10 ha of natural green space (Neighborhood Standard).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the the designated nature sites.</p> <p>Some of the site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area but is separated by the railway line. It is therefore unlikely go contribute positively towards improvements to strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is bounded by the railway line, the A428 and the the B1046 and screened by with trees and hedgerow and banking associated with the railway line, it has no direct relationship to the landscape. However the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Although a small portion of the land is identified as being in the Ouse Valley Priority Landscape Area, this is significantly detached providing no connectivity or direct relationship with the area due to the presence of the railway line. The site proposes low density development.</p> <p>The site could relate well to Wintringam Park to the north once complete, however currently the relationship with St Neots to the west is of a detached nature with no pedestrian connectivity.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The site is bounded by the railway line, the A428 and the the B1046, so is likely to suffer from noise, air light and air pollution (including vibrational). The finalisation of the EastWest Rail route may also impact the site increasing the likelihood of this on the site, but this is currently unknown.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? 	+	<p>The site is of a size that would contribute to the housing needs of the district</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 		
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km from St Neots Town Centre
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m from Middlefield Community Primary School
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from any culture or leisure facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km from Ernulf Secondary School
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	The site is within 5km from St Neots train station. It is within 800m from multiple bus stops rated E- or lower meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	The site is approximately 1km from a public right of way
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses so does not apply
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located as such that after completion of Wintringham Park and through the provision of pedestrian links to the north and west, has the potential to be integrated with the community. At the moment the site remains isolated from nearby residential development.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	No known heritage sites are located within or in close proximity to the site.

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations. The site is predominantly grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. There is minimal surface water flood risk.

The site is bounded by the railway line, the A428 and the the B1046 and screened by with trees and hedgerow and banking associated with the railway line, it has no direct relationship to the landscape. However the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Although a small portion of the land is identified as being in the Ouse Valley Priority Landscape Area, this is significantly detached providing no connectivity or direct relationship with the area due to the presence of the railway line.

The site could relate well to Wintringham Park to the north once complete, and through the provision of pedestrian links to the north and west, has the potential to be integrated with the community.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability.

The closest town centre is St Neots which is within 5km , its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station, providing some sustainable transport opportunity, there are no bus services within 800m. The site is approximately 1.5km from Ernulf Secondary School and within 800m of Wintringham Primary Academy meaning some facilities are nearby.

Updates after initial appraisal

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St Neots 7: Land North East of Wintringham, St Neots

1.19 The proposed site presented 3 options for consideration:

- Option 1 Residential: To be confirmed circa 15 homes (potential for Market and/or affordable housing, Specialist housing, Custom and self-build housing, or Nursing and care homes);
- Option 2 Commercial: To be confirmed circa 27,000 sq ft (including employment, retail or logistics/distribution
- Option 3 Infrastructure: To be confirmed e.g. battery storage

1.20 The assessment has been assessed based on the proposal for residential use with the alternative uses assessed below where it would result in a different score.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> • Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> • Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> • Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA1	<ul style="list-style-type: none"> • Promote low and zero carbon technologies? 	++	Option 3 - battery storage , this use could contribute to speeding up the replacement of fossil fuels with renewable energy. Battery storage systems can play an increasingly pivotal role between green energy supplies and responding to electricity demands.
SA2	<ul style="list-style-type: none"> • Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with no surface water flood risk present.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from the 'Access to Natural Greenspace Standards' and has limited capacity for linkages to the green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the the designated nature sites.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site represents a small parcel of land on the Cambridge Road roundabout, SEL 2 (Wintringham Park) is across the road and has been designed with a landscape transition that separates the development from the roundabout. It is considered that built development on this parcel of land would contradict the intention of SEL 2 to provide a green gateway into St Neots. Landscaping to address this visual impact would be essential to the compatibility of the scheme with the form and character of the area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	Options 1 residential - The site is bounded by the A428 and abuts the Cambridge Road roundabout so is likely to suffer from noise, air light and air pollution.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	Option 2 commercial - The site promoter proposes that the site has potential for retail or logistics both of which could be of a scale to cause additional pollution.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	Option 3 - battery storage - the use of the site is of such that noise, air and light pollution would not affect its operation, presence of people on the site for prolonged periods of time (as would be the case for residential or employment use) would not occur.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	Option 1 residential - The site is less than one hectare and contributes to the government's aspiration to promote sites suitable for SME builders.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N -	Options 2 and 3 commercial and battery storage - The site is for non-residential uses. However if logistics were to come forward on site this could impact nearby residents in terms of light, odour and visual pollution.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km from St Neots Town Centre
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1 km from Wintringham Primary Academy. The site is approximately 800m from Loves Farm Church but is beyond 800m from the other types of culture and leisure facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N		
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++		The site is within 1.5km from Station Road Industrial Estate
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-		The site has standard broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++		The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place-Based Carbon Calculator meaning there is a frequent service. The site is approximately 800m from a public right of way
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-		
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N		Option 1 and 3 residential and battery storage - The proposals do not include employment, commercial or tourism uses.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	+	Option 2 commercial - The site promoter proposes that the site has potential for employment or logistics/distribution, this could offer the potential for high or low density employment opportunities.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N		Option 1 and 3 residential and battery storage - The proposals do not include retail or social uses so does not apply.

SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	N	Option 2 commercial - The site promoter proposes that the site has potential for retail which could provide additional retail facilities in the area. Proposals for employment or logistics/distribution on this site would have a neutral impact.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+		Option 1 residential - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner could be a barrier to the safety of road users due to proximity to the roundabout.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	-	Option 2 commercial - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner could be a barrier to the safety of road users due to proximity to the roundabout. Traffic movements as a result of logistics or certain retail uses could further detrimentally impact this.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+		Option 3 battery storage - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner would have a minimal impact.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	No known heritage sites are located within or in close proximity to the site

Summary of SA

The site is not constrained by fluvial or surface water flood risk nor heritage or nature conservation designations. It is grade 2 best and most versatile agricultural land, is wholly greenfield and acts as a landscape transition from the A426/Cambridge Road roundabout and residential development further north east mirroring the intention of Strategic Allocation (Wintringham Park) to the east. Landscaping to address this visual impact would be essential to the compatibility of any proposed scheme with the form and character of the area.

The closest town centre is St Neots which is within 5km from the site as is an Industrial Estate, its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station and it is within 800m from a bus service operating a frequent service providing sustainable transport opportunities. A pavement that adjoins onto the site frontage, which can provide active travel opportunities. The site is approximately 1.5km from Wintringham Primary Academy and 800m from Loves Farm Church meaning some facilities are nearby.

The site is bounded by the A428 and abuts the Cambridge Road roundabout so residential development is likely to suffer from noise, air light and air pollution. The range of development options proposed provide a varied assessment of their sustainability, for example commercial uses could be of a scale to cause additional pollution, whilst battery storage would not. Access to the site by vehicle in a safe manner could be a barrier to the safety of road users and pedestrians if residential or commercial options were chosen due to proximity to the roundabout.

Updates after initial appraisal

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St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site promoter proposes that all other uses are to be determined this includes renewable energy, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 0.3% of the site.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>99.6% of the site (99.6ha) is within flood zone 1, 0.3ha of the site is in flood zone 3b along Fox Book which runs east to west just below centre of site. Minimal medium surface water flood risk a is present on site 3.9%.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The vast majority of the site is greenfield land, the only buildings on site are from Tithe Farm which includes only one residential building (the remainder being agricultural use) . The potential to prioritise development of previously developed land is therefore minimal at best.</p> <p>The site is wholly classified as grade 2 agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	Some of the site, on the western side, is within 1km from 10 ha natural green space. There is some capacity for linkages to the green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the the designated nature sites.</p> <p>The site is located outside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is currently open countryside. The site relates well to the settlement being located on its eastern edge adjoining Strategic Extension Loves Farm 2 which once completed would mean that the proposed site would abut new homes. Cambridge road forms a strong southern edge to the site. However the site relates closely to the open countryside and there are a number of buildings within the site (approximately 6) associated with Tithe Farm, one of which is Grade II Listed and there are patches of wooded area across the site including Cromwell's Close Plantation (approximately 4.70ha) located in the north east quadrant, and approximately 0.68ha in the northwest quadrant with 0.56ha north of and surrounding Tithe farm which could be adversely impacted by the development if

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			masterplanned ineffectively. The north of the site rises steeply with the potential to screen housing development from the countryside if masterplanned effectively. The scale of development could make an efficient use of land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proximity of the site in relation to the A428 may give rise to additional levels of air, noise and visual pollution which may require mitigation. However, development in this area through Loves Farm and Wintringham Park demonstrates that this could be mitigated.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is of a size that could include a wide range of types, sizes and tenures. The site promoter currently proposes the potential for Market and/ or affordable housing, specialist housing, custom and self-build housing and nursing or care homes
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km from St Neots town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is approximately 1.5km from Wintringham Primary Academy
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is remote from any leisure and culture facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 5km from St Neots town centre and two Industrial Estates (Station Road and Cromwell Road).
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	The site has standard broadband in the vicinity

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 5km from St Neots train station but is beyond 800m from a bus service.</p> <p>There is a pavement that adjoins onto the site frontage.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site promoter proposes that all other uses are to be determined this includes commercial use, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site promoter proposes that all other uses are to be determined this includes a school, health uses and neighbourhood hub, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is next to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. The site is located as such that it could be effectively masterplanned to become part of the existing place and community, proposed linkages into Loves Farm 2 are uncertain until reserved matters on Loves Farm 2 are confirmed.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are designated heritage assets (grade 2 listed building on Tithe Farm) that could be adversely impacted by the development.

Summary of SA

The majority of the site is within flood zone 1, 0.3ha of the site is in flood zone 3b which presents the opportunity for flood mitigation.

It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. The vast majority of the site is greenfield land, the only buildings on site are from Tithe Farm (grade 2 listed building) which includes one residential building (the remainder being agricultural use) . The setting and preservation or enhancement of which would be required.

The site is currently open countryside. The site relates well to the settlement being located on its eastern edge adjoining Strategic Extension Loves Farm 2 which once completed would mean that the proposed site would abut new homes . Cambridge road forms a strong southern edge to the site. The north of the site rises steeply with the potential to screen housing development from the countryside if masterplanned effectively. Proposed linkages into Loves Farm 2 are uncertain until reserved matters on Loves Farm 2 are confirmed.

However the site relates closely to the open countryside and patches of wooded area across the site could be adversely impacted by the development if masterplanned ineffectively. The scale of development could make an efficient use of land. The proximity of the site in relation to the A428 may give rise to additional levels of air, noise and visual pollution which may require mitigation. However, development in this area through Loves Farm and Wintringham Park demonstrates that this could be mitigated.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The site promoter proposes that all other uses are to be determined this includes a school, health uses and neighbourhood hub and commercial uses, due to the uncertainty of further proposed uses this cannot be assessed as a certain and as such how sustainable the development could be for new residents. The closest town centre is St Neots which is within 5km from the site as are two Industrial Estates, its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station, providing some sustainable transport opportunity, there are no bus services within 800m. A pavement that adjoins onto the site frontage, which can provide active travel opportunities. The site is approximately 1.5km from Wintringham Primary Academy meaning some facilities are nearby.

Updates after initial appraisal

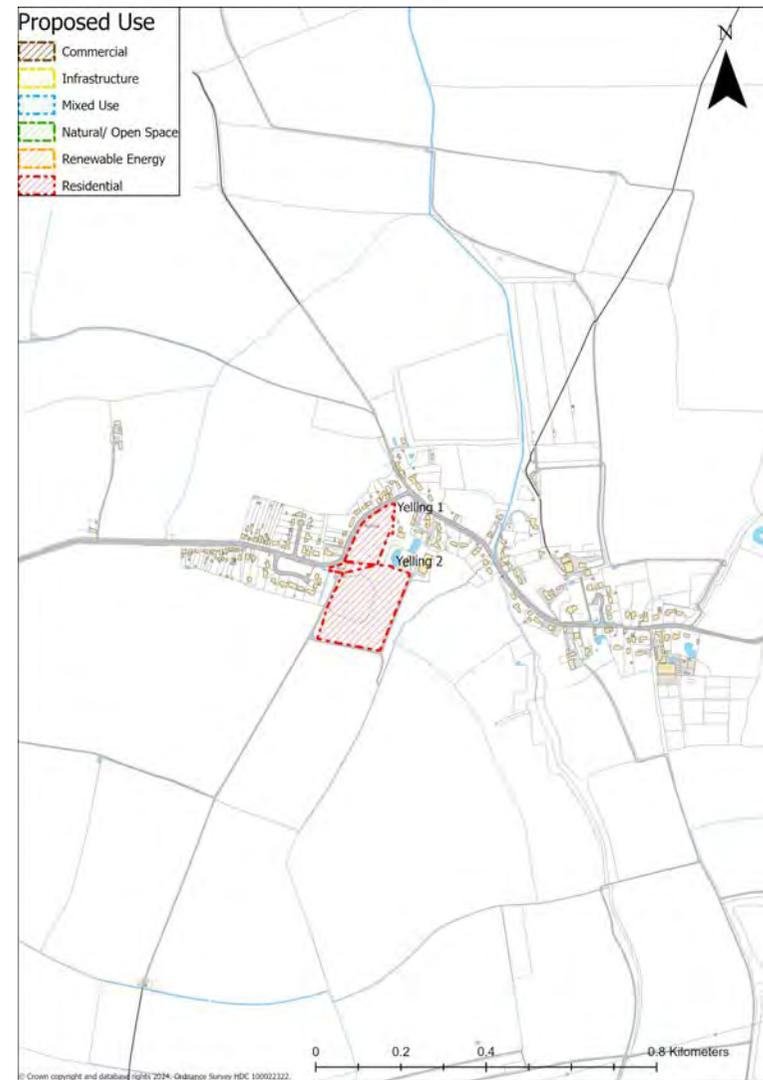
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Yelling

1.21 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Yelling : Land West of Manor Farm, Yelling
- Yelling 2: Land South of Manor Farm, Yelling



Yelling 1: Land West of Manor Farm, Yelling

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200 m of a 0.5 ha area of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the Yelling High Street and relates well to the existing built form. The site promoter is seeking to develop the site for 15 homes and 5 plots for custom and self-build housing which is higher than the surrounding properties. However, the density will make an efficient use of land. The site is within the Yelling conservation area and there is a grade 2 listed building on the other side of the High Street adjoining the site to the west. As such, the amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape. The proposed development would need to be sensitive to the character and appearance of the conservation area and the setting of the listed building. The site has a field access from the High Street shared with the former cricket pitch and field.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter is seeking to develop the site for 15 market and/or affordable homes and nd 5 plots for custom and self-build housing which will contribute to the housing needs of the district.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is St Neots which is in excess of 5km from the site. The nearest settlement is Yelling but this does not have a local convenience shop.</p> <p>Yelling does not have a primary school and the nearest primary school is in Eltisley (South Cambridgeshire District). The site is of insufficient capacity to provide a school on site.</p> <p>The site is within 800 m from the Yelling Baptist Church.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development.</p> <p>It benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is more than 5 km from St Neots railway station and Yelling has no bus service.</p> <p>The site is within 500 m of a public right of way</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 		
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are designated heritage assets that could be adversely impacted by the development

Summary of SA

The site is not constrained by fluvial flood risk and does not have surface water flood risk. It is constrained by heritage assets as it lies within the Yelling conservation area. Although the site is located on the Yelling High Street and relates well to the existing built form, the amount of development could be integrated into to the exiting place and community subject to sensitive masterplanning and design so that it reinforced the character of the surrounding townscape and landscape. It is remote from educational, retail and employment destinations and has no public transport access although it is within 800 m from the Yelling Baptist Church.

Updates after initial appraisal

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Yelling 2: Land South of Manor Farm, Yelling

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	<p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land. The site is a disused cricket ground and has a built structure on it
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 200 m of a 0.5 ha area of natural green space.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the edge of Yelling High Street and was formerly used as a cricket ground. Although the site relates well to the existing built form, it lies next to the Yelling conservation area and adjoins the open country side to the south, east and west. The site promoter is

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			seeking to develop the site for 40 homes which is higher than the surrounding properties. This would not make an efficient use of land and would not reflect the character of the area of the existing built form. Also, the amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape. Access to the site can be achieved from a field road shared with the land to the north (Yelling 1) which connects to the High Street. However, achieving access for the proposed 40 homes in addition the proposed 20 homes for the adjoining site (Yelling 1) via the field road may not be ideal and would require further scoping.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter is seeking to develop the site for 40 market and/or affordable homes which will contribute to the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is St Neots which is in excess of 5km from the site. The nearest settlement is Yelling but this does not have a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	Yelling does not have a primary school and the nearest primary school is in Eltisley (South Cambridgeshire District). The site is of insufficient capacity to provide a school on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800 m from the Yelling Baptist Church.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development.</p> <p>It benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is more than 5 km from St Neots railway station and Yelling has no bus service.</p> <p>The site is within 500 m of a public right of way</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are designated heritage assets that could be adversely impacted by the development

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Summary of SA

The site is not constrained by fluvial flood risk and does not have surface water flood risk. The site is located on the edge of Yelling High and was formerly used as a cricket ground. Although the site relates well to the existing built form, it lies next to the Yelling conservation area and adjoins the open country side to the south, east and west. The amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape and would have detrimental effect on the character of the area. It is remote from educational, retail and employment destinations and has no public transport access although it is within 800 m from the Yelling Baptist Church.

Updates after initial appraisal

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