

North East Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | North East Huntingdonshire Land Availability Assessment

Document Information	1		
1 North East Huntingdonshire Area	1		
2 Important Notice on Site Status	2		
3 How to read the site assessments	3		
1 Broughton	1		
Broughton 1: Land off Causeway Road, Broughton	3		
2 Bury	6		
Bury 1: Bury Industrial Estate, Old Station Road, Bury	8		
Bury 2: Land off Cheveril Lane, Bury	11		
Bury 3: Land North of High Street and East of Bury Road, Bury	13		
Bury 4: Land East of Bury Road, Bury	15		
Bury 5: Land off Brookfield Way, Bury	17		
Bury 6: Land West of Warboys Road, Bury	20		
Bury 7: RAF Upwood - Phase 3, Bury	23		
3 Pidley-cum-Fenton	26		
Pidley-cum-Fenton 1: Land South at Manor Farm, Fenton Road, Fenton	28		
Pidley-cum-Fenton 2: Land End Farm, Pidley	31		
Pidley-cum-Fenton 3: Old Football Field, Warboys Road, Pidley	34		
Pidley-cum-Fenton 4: Bittens Field, North of Warboys Road, Pidley	37		
Pidley-cum-Fenton 5: Land North of Oldhurst Road, Pidley	40		
Pidley-cum-Fenton 6: Gloucester Barn, Fen Road, Pidley	43		
4 Ramsey	46		
Ramsey 1: Land South of Biggin Lane, Ramsey	48		
Ramsey 2: Land to the West of Longland Crescent, Ramsey	51		
Ramsey 3: Land North of Hollow Lane, Ramsey	54		
Ramsey 4: Land East of Wood Lane, Ramsey	57		
Ramsey 5: Land at Newtown Road, Ramsey	60		
Ramsey 6: Land East of Stocking Fen Road, Ramsey	63		
Ramsey 7: Ramsey Gateway, St Mary's Road, Ramsey	65		
Ramsey 8: Peppers yard, Stocking Fen, Ramsey	68		
Ramsey 9: School Farm, Stocking Fen Road, Ramsey	70		
Ramsey 10: Land off Ugg Mere Court Road, Ramsey Heights	72		
Ramsey 11: Land off Middlemoor Road, Ramsey St Mary	74		
Ramsey 12: Chestnut Farm, Ramsey Mereside	76		
Ramsey 13: Land on Oillmills Road, Ramsey Mereside	78		
Ramsey 14: Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot	80		
Ramsey 15: Land at Bridge Farm, Ramsey Forty Foot	83		
Ramsey 16: Forty Foot Field, North of Mill Lane, Ramsey Forty Foot	86		
Ramsey 17: Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey	88		
5 Somersham	91		
Somersham 1: Dews Bus and Coach Depot, Chatteris Road, Somersham	93		
Somersham 2: Somersham Town Football Club and land to the south of the Football Club, Somersham	96		
Somersham 3: Land North of The Pasture and South of Rectory Lane, Somersham	99		
Somersham 4: Land East of Parkhall Road, Somersham	103		
Somersham 5: Land to West of College Farm, Somersham	105		
Somersham 6: Land to South of College Farm, Somersham (smaller site)	107		
Somersham 7: Land to the South of College Farm (larger site), Somersham	110		
Somersham 8: College Farm, West of Newlands Industrial Estate, Somersham	113		
Somersham 9: Land South of 35 Church Street (smaller site), Somersham	116		
Somersham 10: Land South of 35 Church Street (larger site), Somersham	119		
Somersham 11: Land to the west of Parkhall Road, College Farm, Somersham	122		
Somersham 12: Land North of Chatteris Road, Somersham	125		
Somersham 13: Land East of Chapel Field Lane, Somersham	128		
Somersham 14: Somersham Telephone Exchange	131		
6 Upwood and The Raveleys	133		
Upwood and The Raveleys 1: RAF Upwood - Phase 4, Upwood	135		
Upwood and The Raveleys 2: Village Field, Raveley Road, Great Raveley	138		
Upwood and The Raveleys 3: Upwood Field, Meadow Road, Upwood	141		

7	Warboys	143
	Warboys 1: Land on Heath Road, Warboys	145
	Warboys 2: Land adjacent to Second and Third Avenue, Warboys	147
	Warboys 3: Land rear of 51 Church Road, Warboys	150
	Warboys 4: Land East of Church Road, Warboys	153
	Warboys 5: Little End, Station Road, Warboys	156
	Warboys 6: Land North of Humberdale Way, Warboys	158
	Warboys 7: Land South of Warboys Sports Field, Warboys	161
	Warboys 8: Land at New Road, Warboys	163
	Warboys 9: Land at Ramsey Road, Warboys	166
	Warboys 10: Manor Farm Buildings, Church Road, Warboys	169
	Warboys 11: Land to the rear of 70 - 84 Station Road, Warboys	172
	Warboys 12: Land off Fenton Road, Warboys	175
8	Wistow	178
	Wistow 1: Land West of Harris Lane, Wistow	180
	Wistow 2: Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow	183
	Wistow 3: Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow	186
	Wistow 4: Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow	189

Document Information

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Document availability: North East Huntingdonshire Land Availability Assessment 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.

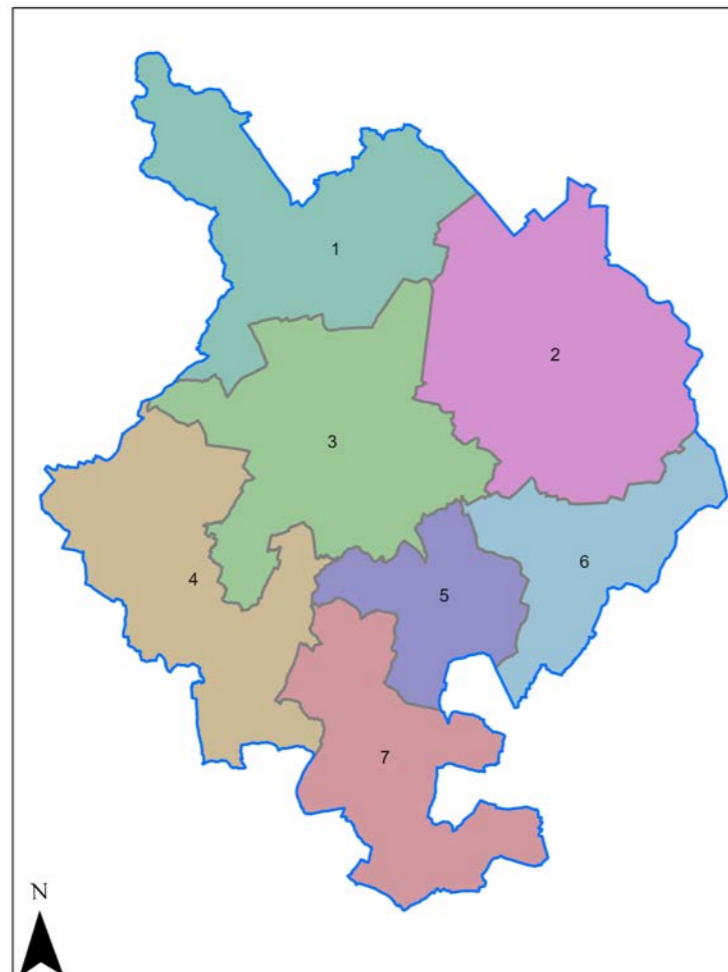
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1 North East Huntingdonshire Area

1.1 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

Map 1.1 Huntingdonshire site assessment groupings



1.2 This document sets out the site assessments for the sites located within 'North East Huntingdonshire'. This grouping consists of Ramsey; Somersham; Warboys wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Broughton - 1 site
- Bury - 7 sites
- Old Hurst - 0 sites
- Pidley-cum-Fenton - 6 sites
- Ramsey - 17 sites
- Somersham - 14 sites
- Upwood and The Raveleys - 3 sites
- Warboys - 12 sites
- Wistow - 4 sites
- Woodhurst - 0 sites

2 Important Notice on Site Status

2 Important Notice on Site Status

- 2.1** The National Planning Policy Framework requires local planning authorities to identify the future supply of land that is suitable, available and achievable for development. The purpose of this is to identify sites with potential for development, estimate the amount of development they could provide, assess whether the sites are suitable, available and achievable for particular uses and to identify timescales over which that development could be delivered.
- 2.2** The methodology for this Land Availability Assessment is strongly shaped by national guidance. The approach used for the assessments closely follows that set out in the National Planning Practice Guidance on [Housing and Economic Land Availability Assessment](#). To ensure a fair process is used to assess sites, the policies from Huntingdonshire's Local Plan to 2036 are not taken into account. This is to allow for full exploration of future development strategy options. This approach affects the assessment of a site's suitability which focuses only on the constraints which directly affect it and their ability to be mitigated and does not take account of its location. The sustainability of each site's location will be considered in the Sustainability Appraisal. Outcomes of both the Land Availability Assessment and the Sustainability Appraisal will be used to inform development strategy options.
- 2.3** The Land Availability Assessment (LAA) is an evidence base document that informs preparation of the Local Plan Update. It does not allocate sites to be developed; this is the role of the Local Plan Update. Far more sites with potential for development are identified as appropriate to progress through to a more detailed sustainability appraisal than are expected to be needed for the Local Plan Update. This provides choices over the development strategy that may be followed in the Local Plan Update.
- 2.4** **There will be multiple opportunities for people to provide comments on the sites included in this LAA. There will also be multiple opportunities for people to provide comments on the Sustainability Appraisal and any future development strategy and site allocations put forward through the Local Plan Update.**

Status of submitted sites

The inclusion of a site in this LAA does not in any way imply that planning permission would be granted for any form of development on it.

The assessment of suitability is a high level consideration of basic constraints affecting a site and the potential for mitigation to be put in place to overcome them. Suitability does not take into account any policies within Huntingdonshire's Local Plan to 2036 as national guidance does not support use of existing local policies in the assessment.

Sites are assessed using the boundaries submitted by the site promoter. Site boundaries may extend or reduce during consideration for allocation or within any future planning application. The Council's assessment of the capacity of a site to accommodate development is based on standard formulae set out within the Land Availability Assessment Methodology which reflect the nature of the proposed use and the appropriate density in the location. This is to allow for comparison of sites on a consistent basis and may differ from the site promoter's anticipated capacity.

The complexity of constraints affecting a site may vary over time, constraints may be resolved or additional constraints may arise. All of these may affect the potential suitability, achievability and capacity of a site.

Relationship with the Sustainability Appraisal and other evidence

Site assessments in the LAA should be read in conjunction with their relevant Sustainability Appraisal to obtain a complete picture of the Council's initial consideration of the site.

Consideration of sites for proposed allocation for development will be supplemented by technical evidence including, but not limited to, that on flood risk, water supply, highway access and capacity, availability of public transport and active travel infrastructure, health, social and community infrastructure capacity and viability.

Outcomes of the Sustainability Appraisal and other relevant evidence will be taken into account alongside the outcomes of the Land Availability Assessment when considering sites for potential allocation.

3 How to read the site assessments

- 3.1** This page provides a short guide to the format of the site assessments to help with understanding their purpose. It breaks down each of the key elements of the assessments and explains key definitions and acronyms. The [full methodology](#) is available in a separate document.
- 3.2** Many of the terms used in the assessment are based on definitions and approaches set out in the [National Planning Policy Framework](#). However, as the first version of the Land Availability Assessment is being completed before any Viability Assessment of the sites has been done the definitions of deliverability and developability have been adapted to reflect this. The definition of suitability has also been adapted to only reflect direct constraints and their ability to be mitigated and does not take account of locational issues in terms of the appropriateness for further development of either the individual site or the settlement which it is in or near to.
- 3.3** The document is split into chapters based on parish areas. Each parish (or chapter) contains the assessments for all sites identified to the Council either through the call for sites consultation or through the desktop review of sites.

3.4 Key definitions

- **Availability** - has the site been put forward for development by a willing landowner and is it free from legal constraints that might stop it being developed
- **Achievability** - is there a reasonable prospect that the particular type(s) of development proposed will be developed on the site
- **Capacity** - the amount of development that can be accommodated on a piece of land
- **Deliverability** - is the proposed development suitable, available and achievable and can development start to be delivered within five years
- **Density** - a calculation of the number of dwellings or building floor space divided by the net developable area of land that they occupy
- **Developability** - is there a reasonable prospect of the site being available and achievable at a known time beyond the next 5 years
- **Greenfield land** - a site that has not been previously built on
- **Gross developable area** - the whole site area
- **Net developable area** - the area which will be used for housing, employment, retail and other built development and directly related uses that serve the development
- **Previously developed land** (also referred to as brownfield land) - land which is or was occupied by a permanent structure. It excludes land used for: residential gardens, agricultural or forestry buildings, for minerals extraction or waste disposal. It also excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape or been revegetated
- **Suitability** - can the site be physically developed for the proposed use(s) in terms of constraints affecting the site and the possibility of overcoming them

Key acronyms

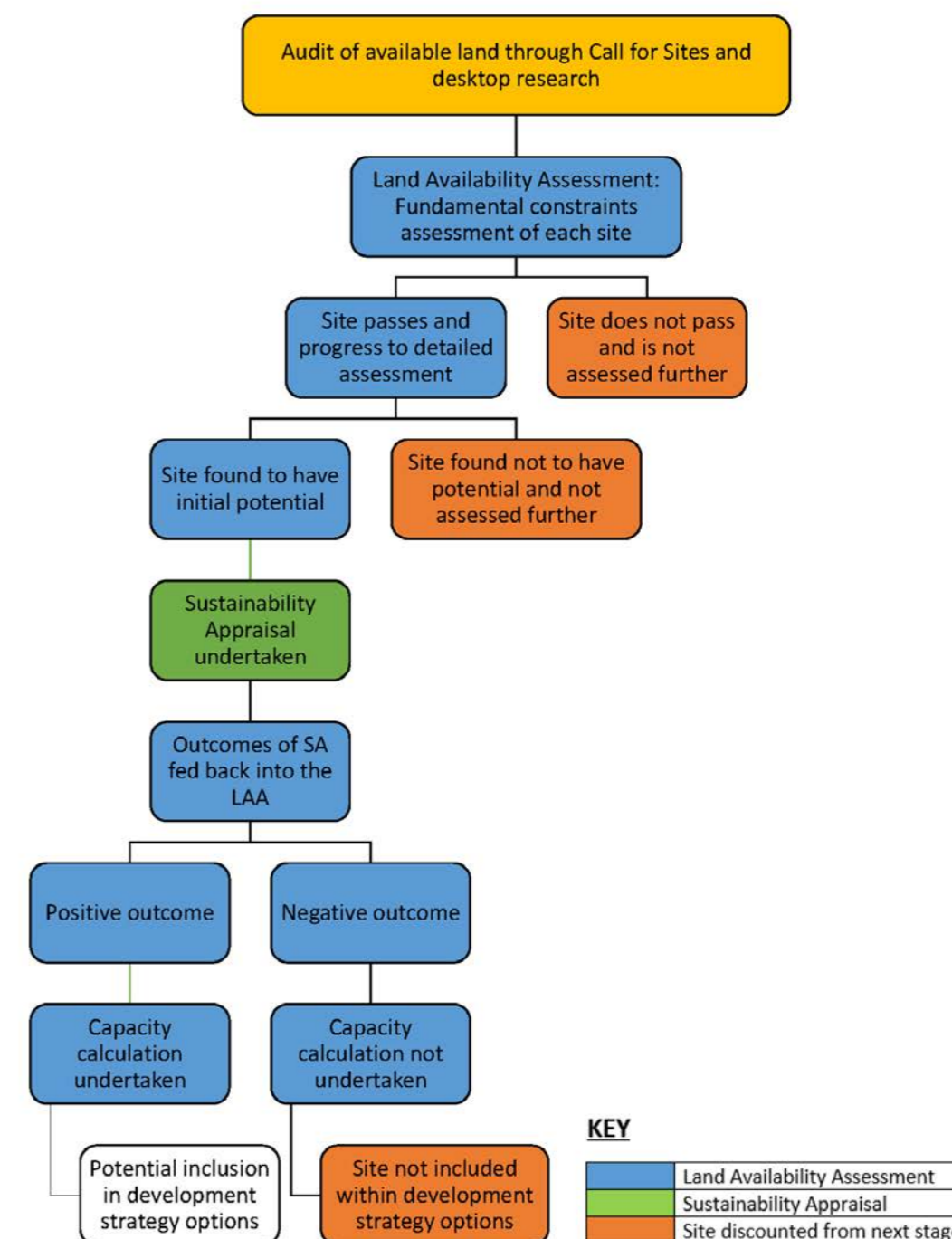
- **CfS** - Call for Sites
- **Dph** - Dwelling per hectare
- **HA** - hectares
- **LAA** - Land Availability Assessment
- **PDL** - Previously Developed Land
- **SA** - Sustainability Appraisal

3 How to read the site assessments

3.5 The assessment of each site consists of several sections, each is detailed below:

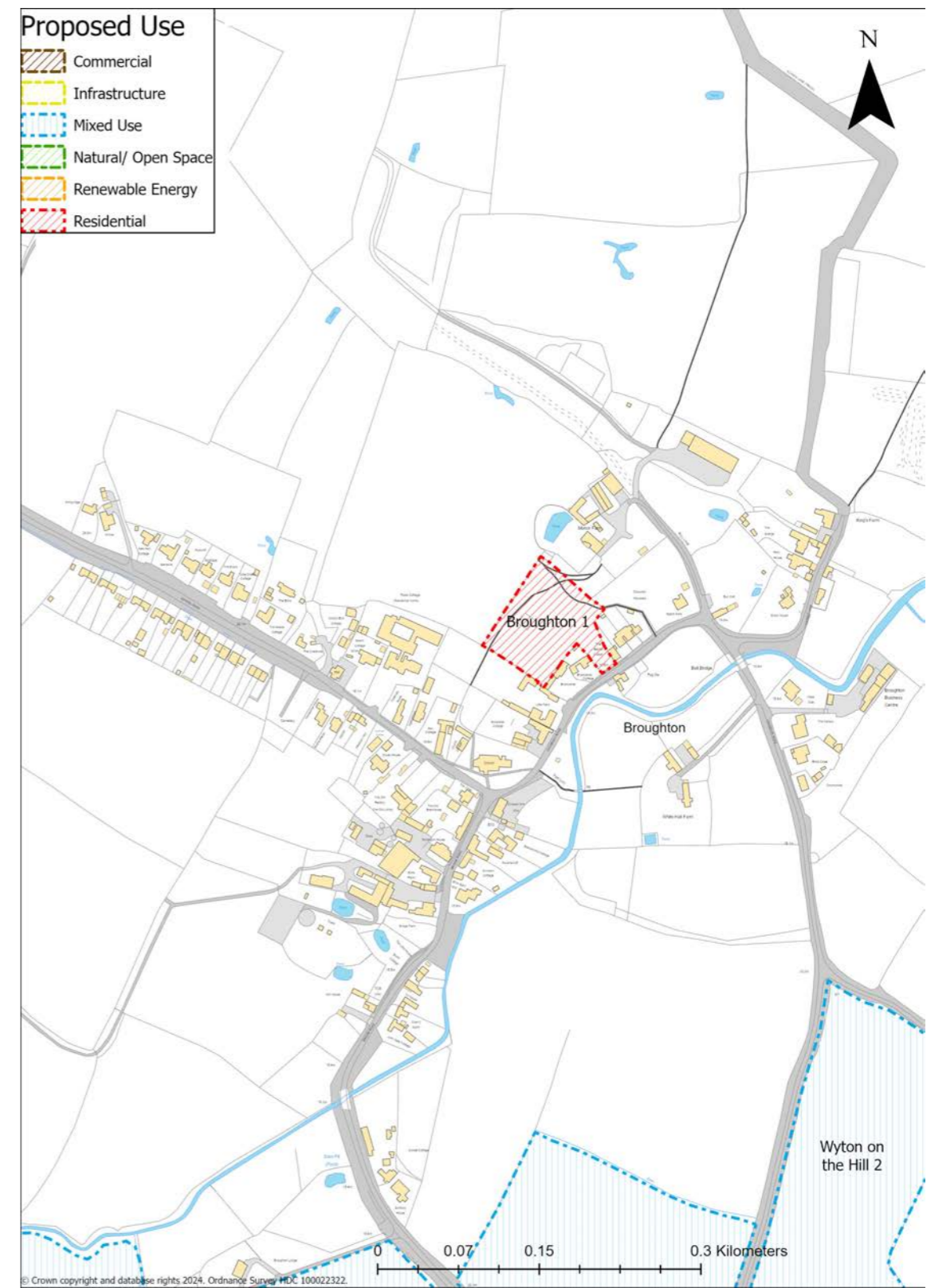
- Site details** - includes the site reference and site name, its address, parish(es) that the site is located within and the size of the site in hectares.
- Promoter's intentions** - includes the promoter's stated development uses, capacity and delivery timeframes - this information is taken from the Call for Sites form.
- Core information** - includes the call for site reference number, the type of land the site is and what it is currently used for. It also identifies any relevant planning history and any supporting documentation submitted through the Call for Sites.
- Location plan** - each site will have a location plan which serves to locate the site within its immediate environs and identifies any constraints impacting the site. The colour outline of the site will be based on the uses it has been promoted for. A key (or legend) will be provided at the beginning of each parish chapter so that the constraints can be identified.
- Fundamental constraints** - this is the first step in assessing all sites. It assesses whether the site is affected by any of the key fundamental constraints of being grade 1 agricultural land, being in flood zone 3b, being a local green space, having a nature conservation designation, within a mineral development area or water recycling area, or is under the site threshold (over 0.25ha or large enough for at least 5 homes). If any of these apply to the site then it does not progress to a detailed assessment.
- Assessment of site potential** - if the site passes the fundamental constraints, it will then be assessed in detail looking at the suitability, availability, achievability and deliverability/ developability of the site. It utilises information from the Call for Sites submission as well as an assessment of constraints.
- Progression of site to SA** - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.
- Impact of SA on assessment** - the site will then be appraised against the sites decision aiding questions set out in the SA scoping report - against each question, the site will acquire a score and a commentary explaining the score. The SA assessment will be presented in the SA but a summary of it will also be provided in the LAA.
- HDC delivery calculations** - taking into account the LAA assessment and the SA of the site, we will calculate an indicative capacity for the site and uses. This will be based on the methodology for net developable areas and density categories provided in the LAA methodology.
- Updates after initial assessment** - this is where any updates since the initial assessment will be included such as revised information from the site promoter or additional information which has become available that may impact the assessment.

Site Assessment Process



1 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
- 1.2 Please note that Wyton on the Hill 2: Hungary Hall, West of A141, Wyton on the Hill does largely fall within Broughton parish but has been assessed within the Eastern LAA document under Wyton on the Hill 2 due to its close relationship with Wyton on the Hill 1.



1.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

Broughton 1: Land off Causeway Road, Broughton

Site reference	Broughton 1
Site name	Land off Causeway Road, Broughton

Site address	Parish(es)	Site area (ha)
Land off Causeway Road, Broughton	Broughton	0.75

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5+ homes	Available 2024 - 2028 Build out over 1 year

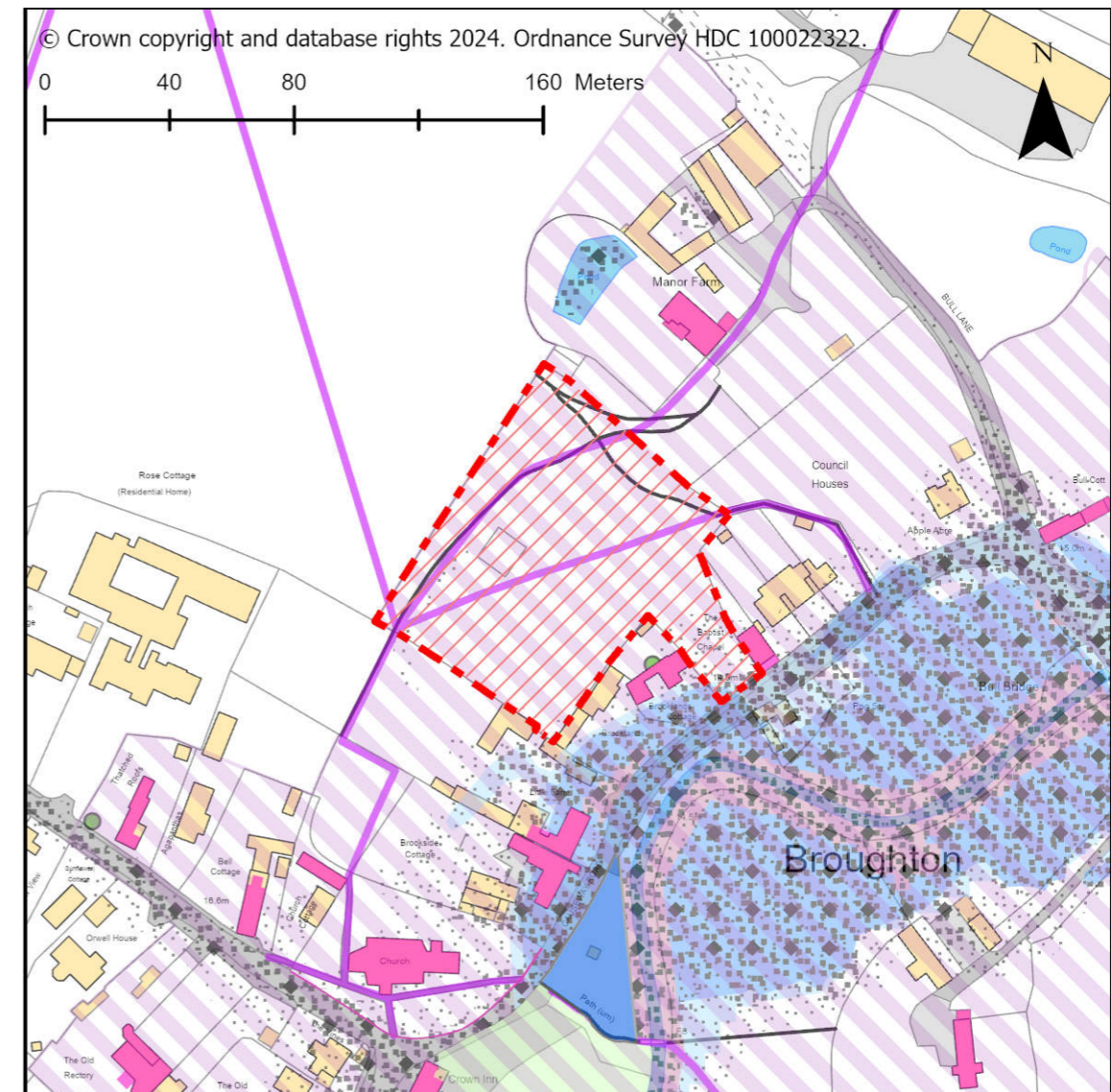
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:153
Relevant planning history	<ul style="list-style-type: none"> Along the frontage, the site had previously benefited from approval for one dwelling but these permission have since lapsed: 0100518S73 for the renewal of permission 98/0206 for the erection of a dwelling and 0401308REM for the approval of siting, design, external appearance and means of access for the erection of a dwelling and garage.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</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. Consultation will be required with the Environment Agency to ensure that safe entry and exit to the site can be achieved with flood mitigation in place. The site is wholly classified as grade 2 agricultural land. The site slopes gently down from north western edge towards its frontage along Causeway Road. The land slopes by approximately 5m across the site. Within the site there is a small cluster of trees towards the centre of the site. The site is largely contained by residential development on three of its sides apart from its north western edge which is completely open and has no vegetation along it meaning there are views across the open countryside. Additionally, there are two public rights of way that run through the site, one along the north western edge connecting to Bull Lane via School Road, and the other right of way runs diagonally through the site to Causeway Road from School Road. The presence of these public rights of way and the openness of the site mean that built development will be viewable from public vantage points.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the site's frontage along Causeway Road. There are no nature conservation designations on site. It is however in a very sensitive location in terms of heritage assets as 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. There is an existing access into the site from Causeway Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	~
<p>Availability</p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter seeks to planning permission for the site and then sell it to a third party for development. The site promoter suggests the land will be available between 2024 and 2028 and take 1 year to build out.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There is an existing access into the site from Causeway Road. The site is located in a very sensitive location in terms of being within a conservation area and adjacent to several listed buildings. Therefore, careful</p>	~

<p>design and consultation with heritage specialists will be required to overcome these challenges and design a scheme of high quality reflective of local character. There are also public rights of way across the site which will impact the layout of development and may require rerouting. The openness of the site to the north west will also require mitigation with appropriate landscaping and the flood risk along Causeway Road will need to be properly assessed and mitigated.</p>	
<p>Deliverability / developability</p> <p>The site is greenfield with no structures to clear. It is heavily constrained by heritage assets and by public rights of way which will likely heavily shape the design and layout the site as well as the potential developable area of the site. The site promoter seeks to planning permission for the site and then sell it to a third party for development. No planning application has yet been submitted and as it is not intended to deliver a rural exceptions scheme on the site, it is contrary to current policy so an allocation status would be required. Therefore, the site is categorised as being developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> ● Is greenfield land consisting of grade 2 agricultural land ● Largely within flood zone 1 ● In walking distance to several local leisure and cultural facilities ● Limited accessibility to shops and employment opportunities ● Primary education is located within the neighbouring village of Abbots Ripton ● Not accessible to natural green space ● Not constrained by nature conservation designations ● 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. ● Located fairly centrally within Broughton, of a scale that would retain the character of the area subject to overcoming heritage constraints ● Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
--

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.
- Development will need to incorporate appropriate landscaping and mitigation against adversely impacting heritage assets and their setting.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.75ha 50% net developable area to allow sufficient landscaping and a mitigation against impacts on heritage assets. 0.75 ha x standard proportion of 50% = 0.375 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated as this is most closest to surrounding densities within the village. Capacity = 0.375 ha x 25 dph = 9 homes.	Available post 2028, subject to allocation status Build out over 1 year

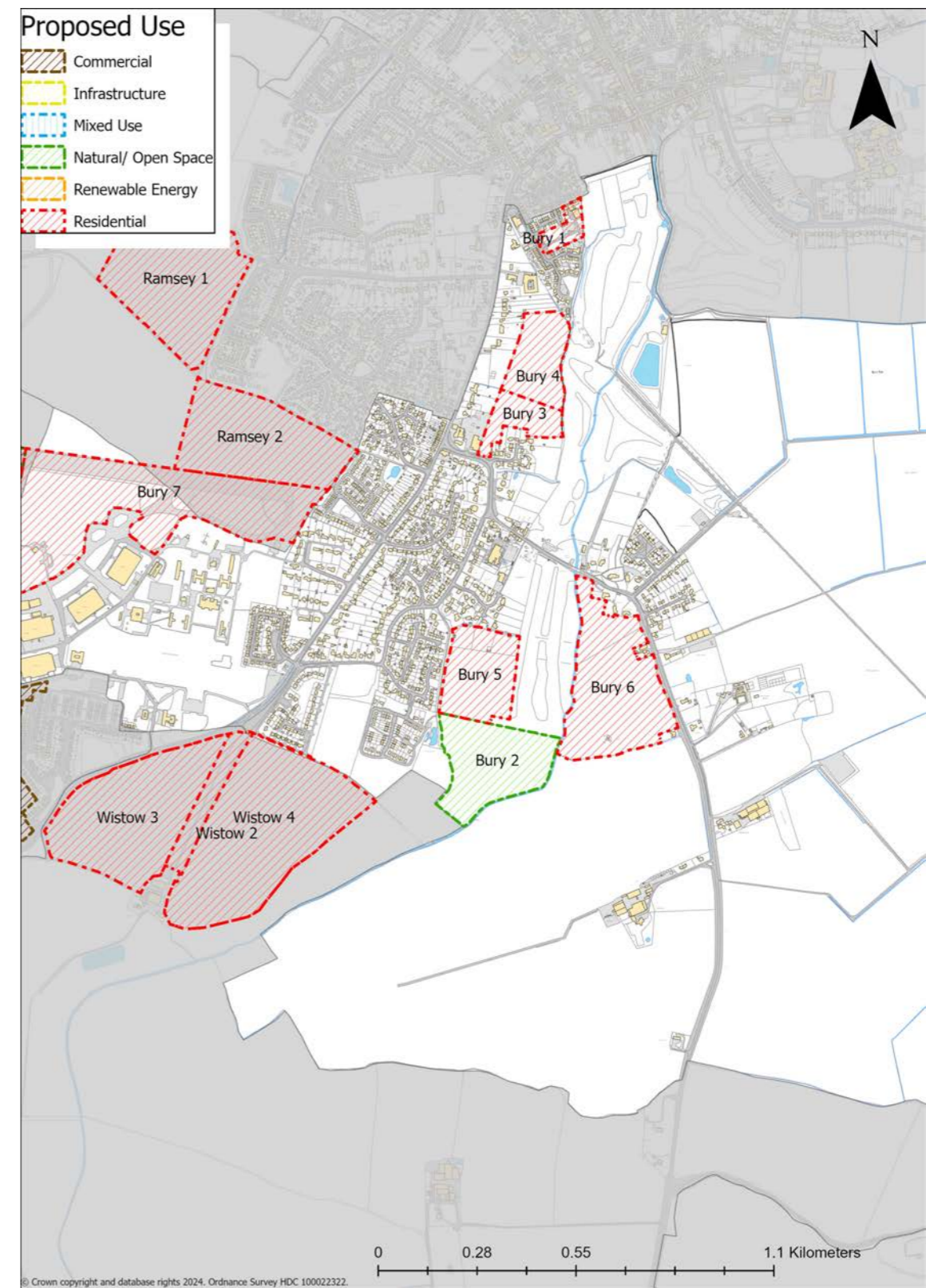
Updates after the Initial Assessment

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2 Bury

2.1 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 - this site partially falls within Ramsey parish. As the majority of the site falls within Bury parish, the site has been assessed here instead.



2.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

2 Bury

Bury 1: Bury Industrial Estate, Old Station Road, Bury

Site reference	Bury 1	
Site name	Bury Industrial Estate, Old Station Road, Bury	
Site address	Parish(es)	Site area (ha)
Bury Industrial Estate, Old Station Road, Bury	Bury	0.96

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	24+ homes	Available 2024 - 2028 Build out over 1- 2 years

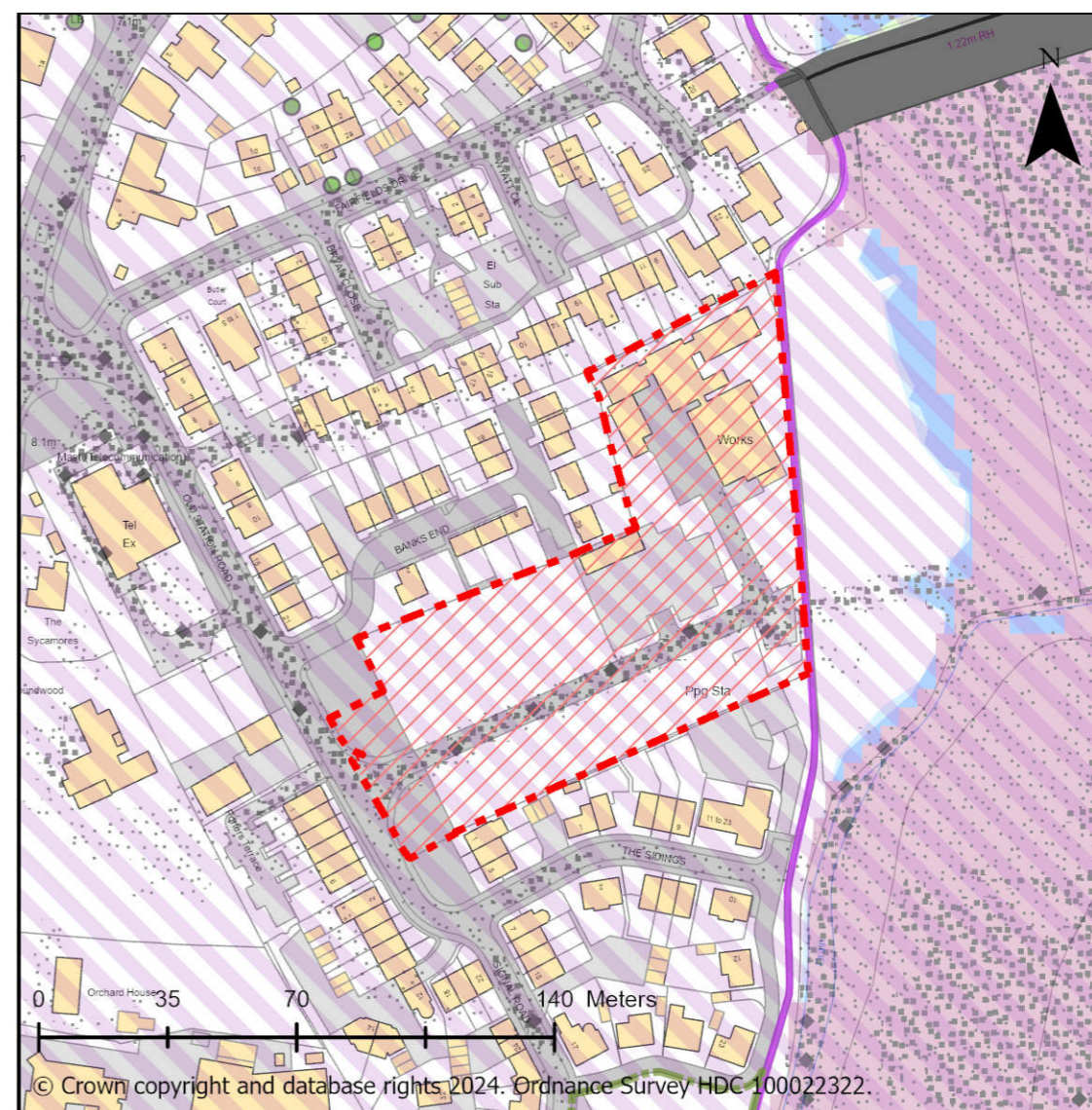
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:141
Relevant planning history	None relevant
Land type	Mostly previously developed land with some greenfield land
Current use of the site	Commercial/industrial
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	+
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<p>The site is wholly located within flood zone 1. There is some surface water flood risk within the site, this is focused along the access road which runs from Old Station Road to the back of the site where the commercial buildings are located. Consultation will be required with the Environment Agency to ensure that safe entry and exit to the site can be achieved with flood mitigation in place. The site is wholly classified as being urban land. The site is broadly level and largely contained by established trees and hedges. When viewing the site from Old Station Road, the commercial buildings on the site are not clearly visible behind trees and are set back from the street scene. The site is largely contained by residential development on three of its sides apart from its eastern edge which adjoins Ramsey golf club. Within the site the existing buildings are contained to the back of the site with western half of the site being open and undeveloped.</p> <p>There is no known contamination on site, although this may require further investigation considering the current use of the site. No oil or gas pipelines running through the site. There are no nature conservation designations on site. It is however located within a conservation area, redeveloping the site and potentially building on the aspects of the site that are currently undeveloped will impact the conservation area, masterplanning will be required to mitigate this and incorporate existing trees and vegetation within the landscaping scheme where possible. There is an existing access into the site from Old Station Road.</p> <p>The site is mostly previously developed but there is some greenfield land towards the Old Station Road, so its redevelopment will contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is owned by a single individual/ company who supports its redevelopment. There are no known legal restrictions impacting the site. The site promoter states that Optical Activity has ceased trading and therefore has no use for the existing buildings on site. They state that they have reviewed the prospects of renting the existing buildings to third parties but it was found that the buildings on site are no longer fit for the commercial/industrial market without significantly altering or redeveloping the buildings. They intend to acquire planning permission and then sell the site to a third party for development. They anticipate it could build out over 1 to 2 years.</p>	+
<p>Achievability</p> <p>The site promoter states that mains water supply, electricity supply and digital and telecommunications infrastructure are available within the site. The public highway is accessible from the site boundary and gas supply to the site is unknown. There are limited topographical challenges to overcome but there established trees and vegetation which</p>	~

<p>are protected by the conservation area designation and risk from surface water flooding. Masterplanning will be required to ensure a high quality scheme that integrates with its context.</p> <p>There is an existing access into the site from Old Station Road. The site promoter has stated in their submission that a third party owns a strip of land between the site and the public highway and that they are liaising with this third party to overcome this. They do not consider this to impact the delivery of the site.</p>	
<p>Deliverability / developability</p> <p>The site is mostly previously developed with commercial buildings to be removed as part of a potential residential development. There are some site constraints to overcome and the site promoter has highlighted a third party owns some of the land between the site and the public highway. While it does not appear that an allocation status is sought for the site, the potential issue with access means that the site will be categorised as being developable.</p>	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> ● Is partly previously developed land and partly greenfield land consisting of land classified as being urban land ● Is within flood zone 1 with some surface water flood risk ● In walking distance to services, shops and employment opportunities within Bury and Ramsey ● Good accessibility to public transport via bus ● Accessible to natural green space ● Not constrained nature conservation designations ● Is located within a conservation area so sensitive design and masterplanning will be required to ensure successful integration and harmonisation with the character of the area ● Located within the built form of Bury neighbouring Ramsey, it provides an opportunity to regenerate a former commercial site and utilise land for infill development within a sustainable location ● Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha <p>In combination the outcomes of the LAA and SA indicate that the site:</p>

- Is potentially appropriate for development subject to appropriate masterplanning to ensure successful integration with the street scene, sustainable drainage to mitigate surface water flood risk and full decontamination of the site following its commercial use
- A third party owns a strip of land between the site and the public highway, the site promoter states that they are liaising with this third party to overcome this

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 0.96ha 90% net developable area to accommodate landscaping and sustainable drainage 0.96 ha x standard proportion of 90% = 0.86ha	Residential - market and/or affordable houses Low density of 35 dph anticipated due to the site's location on the northern edge of Bury neighbouring Ramsey so a slightly higher density than very low could be accommodated. Capacity = 0.86 ha x 35 dph = 30 homes	Available 2024-2028 Build out over 1 -2 years

Updates after the Initial Assessment

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Bury 2: Land off Cheveril Lane, Bury

Site reference	Bury 2
Site name	Land off Cheveril Lane, Bury

Site address	Parish(es)	Site area (ha)
Land off Cheveril Lane, Bury	Bury	6.42

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open space uses: Biodiversity net gain opportunities	6.42 ha	Available 2024 - 2028 No completion date provided

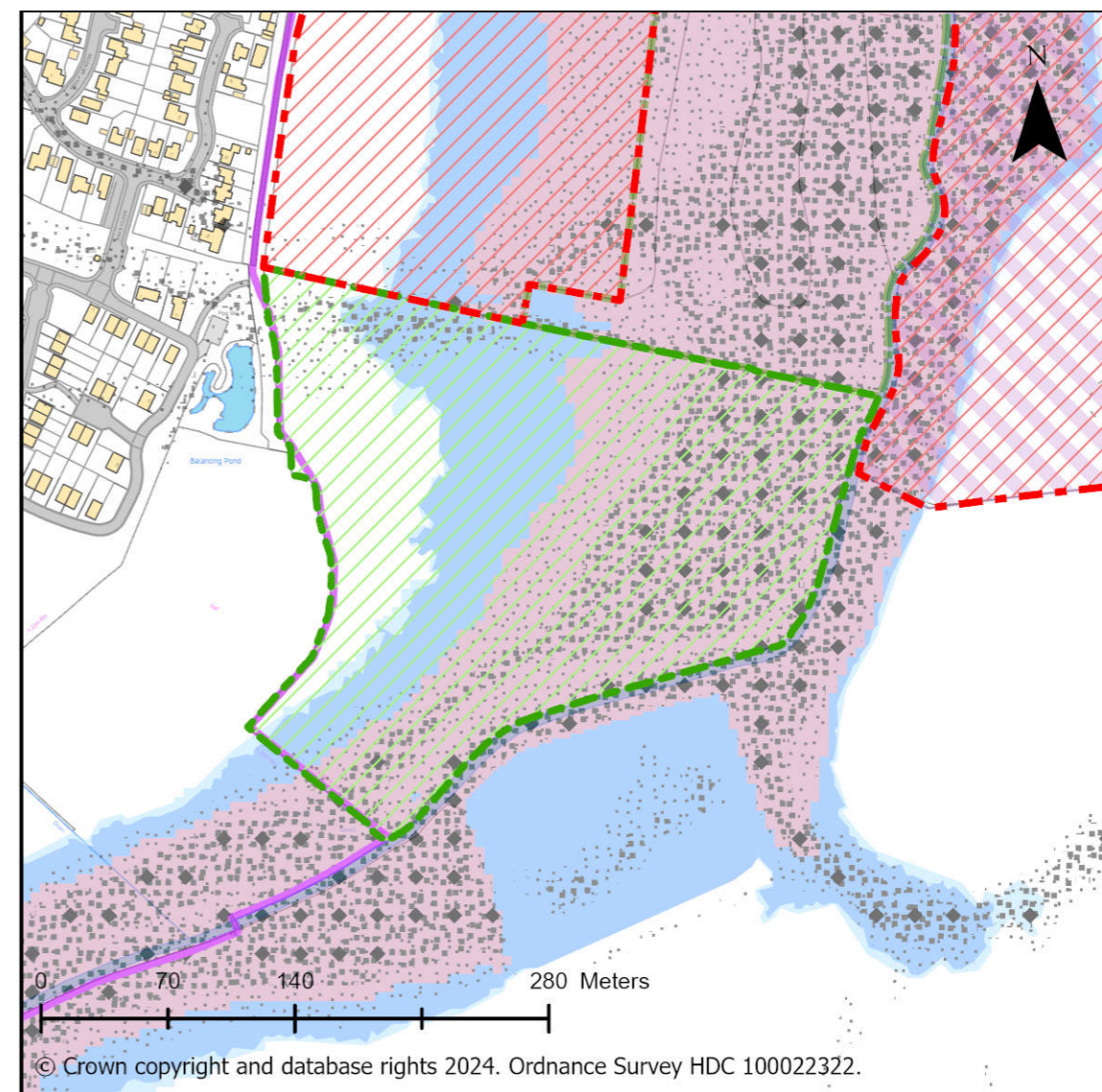
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:188
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	About 50% of the site is within flood zone 3b, however it is being promoted for biodiversity net gain opportunities so there will be no built development.	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</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. The majority of the site is classified as grade 3 agricultural land with some of the western side of the site being grade 2. The site is broadly level with established trees and vegetation along its borders enclosing the site. The site is adjacent to development along Buryfield and Crabtree Way to the west and north west. There is an agricultural field adjoining the site to the north and open countryside to the south and east. There is a public right of way running along its western edge.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are overhead 11kV (HV) cables within the site, which the site promoter states would be retained. There are no nature conservation or heritage designations on site. The site promoter states that there is an existing access into the site from Cheveril Lane.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	+
<p>Availability</p> <p>The site is in the ownership of a single family who supports it use as a site for biodiversity net gain opportunities. The site promoter states the site will be delivered by a housebuilder and is expected to be available between 2024 and 2028.</p>	+
<p>Achievability</p> <p>The site promoter states that all services and infrastructure are unknown apart from the public highway which is accessible from the site boundary. Considering that the site is being promoted for biodiversity net gain, the need to access essential services and infrastructure is less important. Engagement will be required with ecologists and wildlife specialists to ascertain the habitats and types of biodiversity gains that could be made on the site considering that it is constrained by flood risk so encouraging some habitats may be less favourable other more water resilient habitats and species.</p>	+
<p>Deliverability / developability</p> <p>The site is heavily constrained by fluvial flood risk and has a close relationship to the open countryside with a public right of way running along its eastern edge. There are established trees and vegetation on the site's borders and also within the site. These factors support the site being used for biodiversity net gain opportunities. There are also several residential</p>	+

<p>led developments underway and committed in Bury who may be able to benefit from buying credits on the site. This approach should only be considered if the required levels of biodiversity net gain cannot be met on site first. Considering these factors, the site potentially more deliverable.</p>	
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Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land consisting of mainly grade 3 agricultural land
- The site is heavily constrained by fluvial flood risk with 51% of the site being within flood zone 3b
- Is located on the south eastern edge of Bury adjacent to the golf course and the wider countryside so could help to enhance a soft rural edge to the village
- Is not constrained by heritage or nature conservation designations
- Could provide opportunities for enhanced biodiversity net gain
- Public right of way connects the site through to the built form of Bury

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for biodiversity net gain opportunities providing enhancing the rural edge and character of this part of Bury as well as providing some linkages to other habitats enhancing connectivity
- Although the flood risk on the site will shape the types of habitats that could be supported and maintained on the site

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The gross site area is 6.42ha</p>	<p>Biodiversity net gain opportunities 6.42ha of land for such uses</p>	<p>Available 2024 - 2028 Complete over 5 years</p>

Updates after the Initial Assessment

<p> </p>

Bury 3: Land North of High Street and East of Bury Road, Bury

Site reference	Bury 3
Site name	Land North of High Street and East of Bury Road, Bury

Site address	Parish(es)	Site area (ha)
Land North of High Street and East of Bury Road, Bury	Bury	1.9

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	55 homes	Available 2024 - 2028 Build out over 2 - 3 years

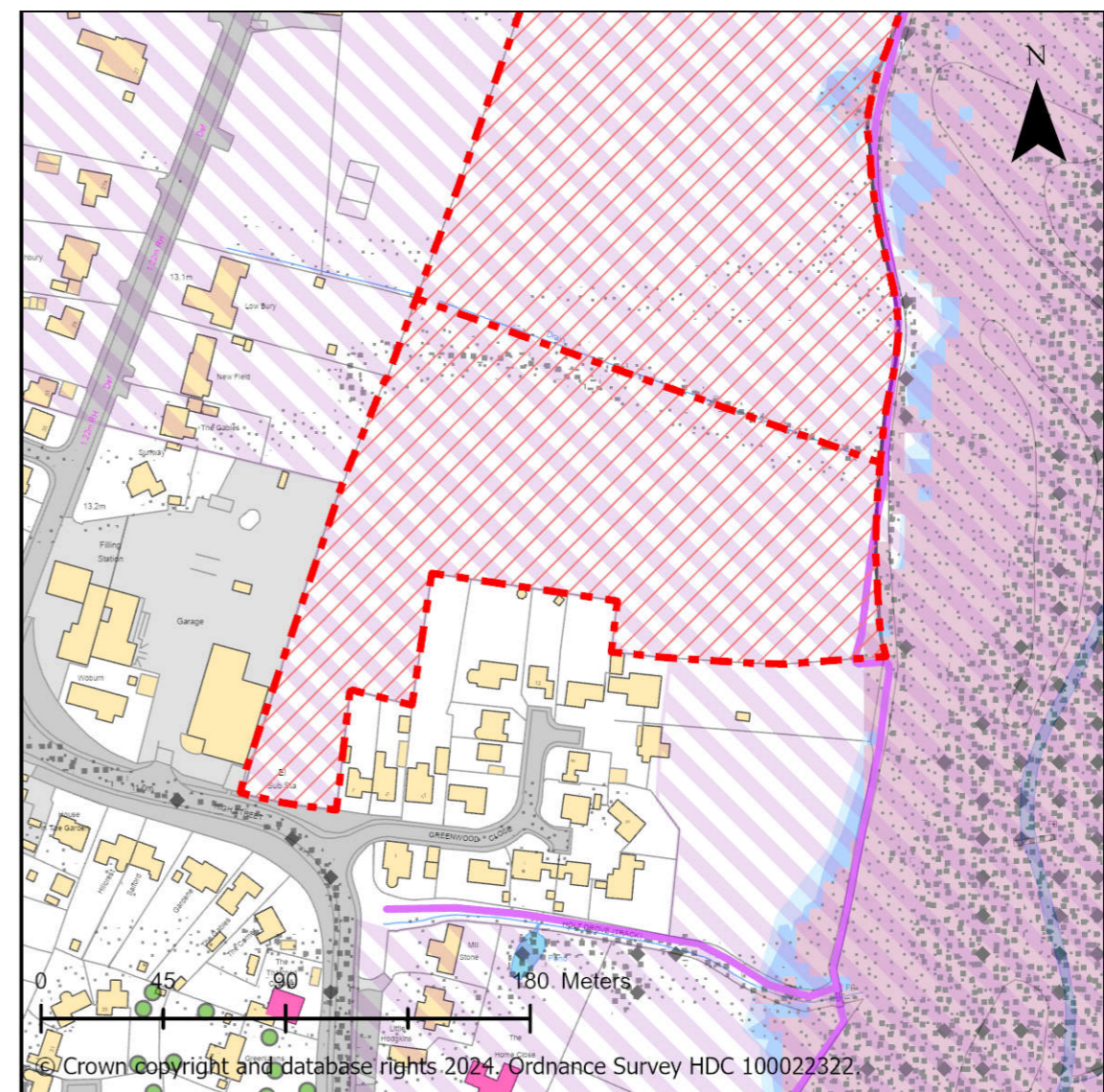
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:162
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> • Concept Document (May 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Less than 1% of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	-
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<p>The majority of the site is within flood zone 1 apart from a small portion of its eastern edge which falls within flood zone 2, 3a and 3b (about 1%). There is also some risk from surface water flooding. The majority of the site is classified as grade 3 agricultural land, however the western third of the site is classified as being grade 2. The site is broadly level but there is a gently change in gradient with its southern most edge along the High Street being some 5m higher than its northern edge. The site has established hedgerows and mature trees along its borders, which along with existing development help to form a sense of enclosure around the land parcel, however these are quite loose and low meaning that there are longer range views out across Ramsey golf course. There is also a public right of way that runs along the site's eastern edge, which provides views into the site. The presence of the public right of way and the somewhat openness of the site mean that built development will be viewable from public vantage points. To the north is agricultural land to the north, Ramsey golf club is to the east, with residential development to south and west of the site. Policy NE2 of the Bury Neighbourhood Plan identifies this site as a protected settlement break to prevent the coalescence of Bury with Ramsey. While the site forms the southern third of this protected settlement break and is inline with existing building line to the west and south of the site, it would erode the protected settlement break and be in direct conflict with the neighbourhood plan policy.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. The site is wholly located within a conservation area. Access to the site may be achievable the High Street but there is established vegetation here which would need to be cleared which may adversely impact the conservation area.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is controlled by a company who supports its development. It has been optioned and a housebuilder is involved in bringing forward the site. There are no known legal restrictions impacting the site. The site promoter intends to bring forward the site directly by the housebuilder. They suggest the land will be available between 2024 and 2028 and take 2 to 3 years to build out.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a very sensitive location in terms of being within a conservation area and also within the landscape and relationship between Bury and Ramsey. The site forms part of a protected settlement break in neighbourhood plan policy</p>	-

<p>and its development would be in direct conflict with it. The achievability of designing a scheme that does not undermine this and sites comfortably within the landscape is a key challenge to overcome.</p>	
<p>Deliverability / developability</p> <p>The site is categorised as being neither deliverable or developable as its development would directly conflict with made neighbourhood plan policy and would further erode the physical separation between Bury and Ramsey impacting landscape character and designated heritage assets.</p>	-

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No as 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.</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The site did not progress to Sustainability Appraisal.</p>

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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Bury 4: Land East of Bury Road, Bury

Site reference	Bury 4
Site name	Land East of Bury Road, Bury

Site address	Parish(es)	Site area (ha)
Land East of Bury Road, Bury	Bury	3.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	80 homes	Available 2024 - 2028 Build out over 2 - 3 years

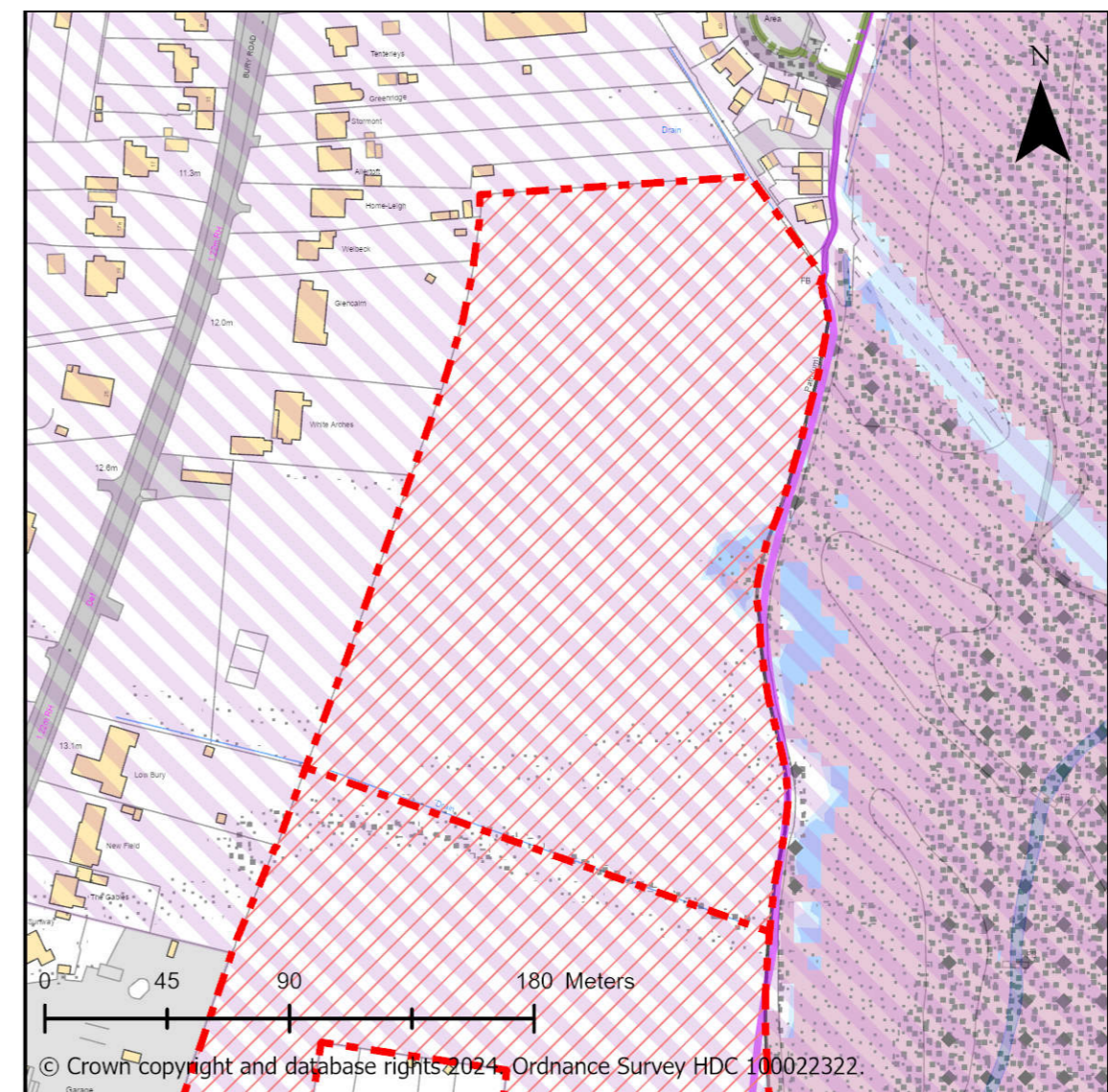
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:277
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> • Concept Document (May 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Less than 1% of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	-
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<p>The majority of the site is within flood zone 1 apart from a small portion of its eastern edge which falls within flood zone 2, 3a and 3b (about 1%). There is also some risk from surface water flooding. The majority of the site is classified as grade 3 agricultural land apart from its north western and north eastern corner which are classified as being grade 2. The site is broadly level but there is a gently change in gradient with its southern most edge along the High Street being some 5 to 7m higher than its northern edge. The site has established hedgerows and mature trees along its borders, these are quite loose and low meaning that there are longer range views out across Ramsey golf course. There is also a public right of way that runs along the site's eastern edge, which provides views into the site. The presence of the public right of way and the somewhat openness of the site mean that built development will be viewable from public vantage points. To the east is Ramsey golf club, residential development is to the north and west of the site and to the south is an agricultural field which separates it from further residential development along the High Street. Policy NE2 of the Bury Neighbourhood Plan identifies this site as a protected settlement break to prevent the 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 even with landscaping measures, therefore the site would fundamentally erode the protected settlement break and be in direct conflict with the neighbourhood plan policy.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. The site is wholly located within a conservation area. There is no direct access to the site from its boundary, however the site promoter also owns the land to the south of the site (submitted under CfS:162 -Bury 3), which they state in their concept document will provide an access to the site connecting through to the High Street. Access to the site would also require further scoping and engagement with the County Council. There are established vegetation here which would need to be cleared which may adversely impact the conservation area.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is controlled by a company who supports its development. It has been optioned and a housebuilder is involved in bringing forward the site. There are no known legal restrictions impacting the site. The site promoter intends to bring forward the site directly by the housebuilder. They suggest the land will be available between 2024 and 2028 and take 2 to 3 years to build out.</p>	+
<p>Achievability</p>	-

<p>The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a very sensitive location in terms of being within a conservation area and also within the landscape and relationship between Bury and Ramsey. The site is a protected settlement break in neighbourhood plan policy and its development would be in direct conflict with it. Access to the site would also require further scoping and engagement with the County Council.</p>	
<p>Deliverability / developability</p> <p>The site is categorised as being neither deliverable or developable as its development would directly conflict with made neighbourhood plan policy and would further erode the physical separation between Bury and Ramsey impacting landscape character and designated heritage assets.</p>	-

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No as the site is identified in the Bury Neighbourhood Plan as a protected settlement break to prevent the 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.</p>
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Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

Bury 5: Land off Brookfield Way, Bury

Site reference	Bury 5
Site name	Land off Brookfield Way, Bury

Site address	Parish(es)	Site area (ha)
Land off Brookfield Way, Bury	Bury	4.86

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	45 homes	Available 2024 - 2028 Build out over 2 - 3 years

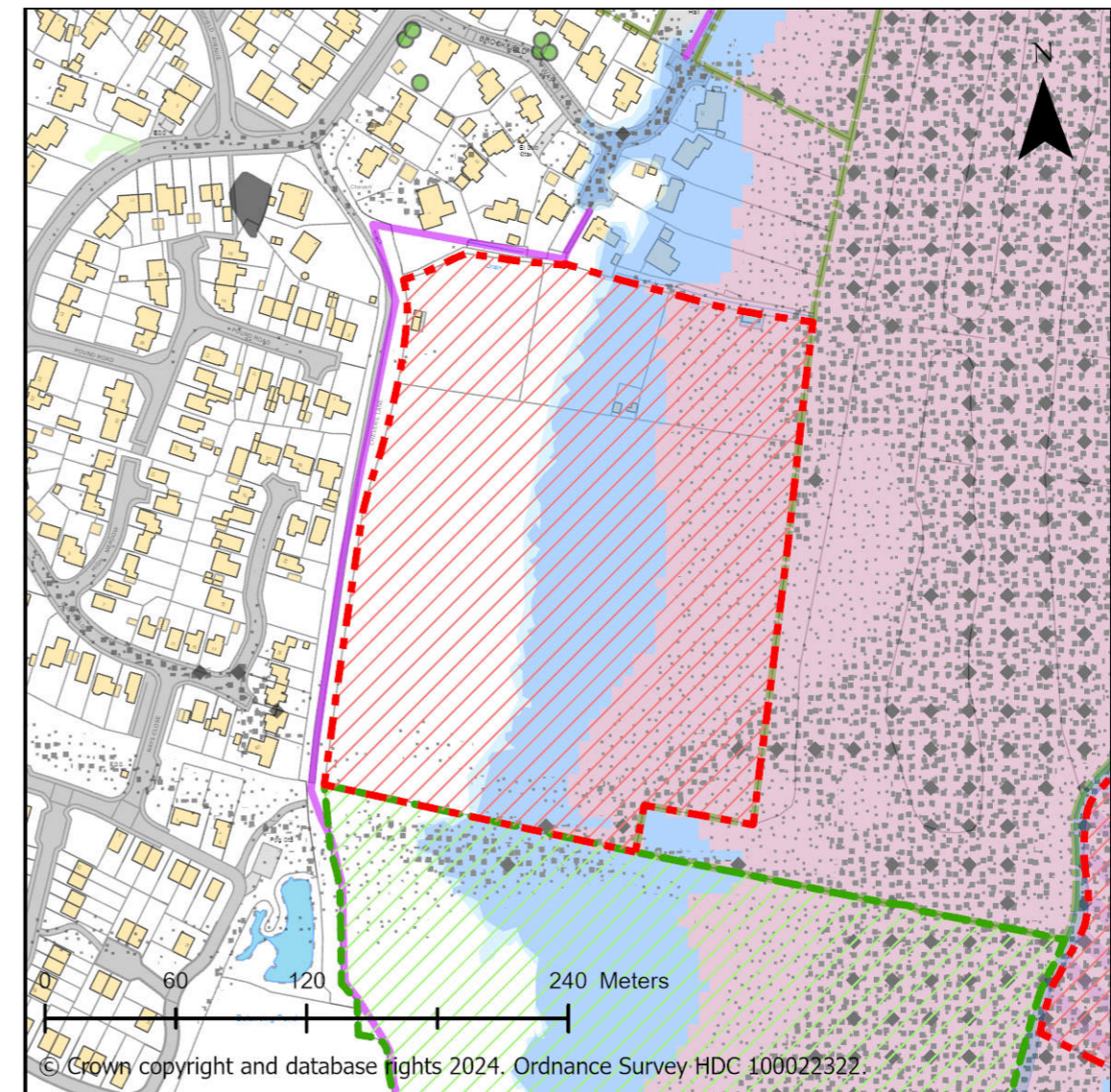
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 279
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None supported

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	30% of the site is within flood zone 3b with a further 28% in flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~
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<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. 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. The site is broadly level with some minor storage structures within the northern third of the site which has been in equestrian use. Established trees and vegetation run along the majority of the site's boundary apart from its north western corner which provides views into the site. This vegetation is more intermittent along its eastern edge where it adjoins Ramsey golf club. A line of vegetation also runs through the site which separates the northern third off from the larger site. A public right of way runs adjacent to the site's western edge along Cheveril Lane and its northern edge which connects into Brookfield Way. The site is adjacent to residential development to the north and west with Ramsey golf course to the west and the open countryside to the south.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Electricity poles run through the site. There are no nature conservation or heritage designations on site. There is an existing access into the site from Cheveril Lane which is a narrow track. An access may also be possible from Brookfields Way, however, there is a ransom strip of land which separates the access to the site.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site in the ownership of a single company with it being optioned for development. Development is supported by all landowners. There are no known legal restrictions impacting the site. The site promoter anticipates that the site will be delivered directly by a housebuilder. It is anticipated that the site will be available between 2024 and 2028 and take 2 to 3 years to build out.</p>	+
<p>Achievability</p> <p>The site promoter states that all access and servicing to the site are accessible from the site boundary. The site promoter state that there no issues to resolve before development and that there are no constraints that would restrict the developable area of the site. However, as highlighted above, the site is heavily constrained by fluvial flood risk which covers over half of the site and makes potential built development within these areas unsuitable. There is still some 39% of the site is within flood zone 1 which could accommodate some built development. Access into the site is also a constraint to developing the site. Electricity poles run through the site which may impact the layout of development, however this is over land constrained by flood risk largely. Established existing vegetation</p>	~

<p>and trees largely screen the site, however this is intermittent on its eastern edge and limited on its northern edge so some enhanced landscaping will be required to mitigate landscape impact.</p>	
<p>Deliverability / developability</p> <p>The site is greenfield and has been optioned with a housebuilder involved with the site and deliver the development. As highlighted above the site is heavily constrained by flood risk challenges and access may not be possible. It does not appear that the site promoter is seeking an allocation status for the site, even though a housebuilder is involved with the site considering the scale of the constraints the site is categorised as being developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is greenfield land consisting of land largely classified as grade 2 agricultural land • Is heavily constrained by fluvial flood risk with 30% being within flood zone 3b and only 30% of the site being within flood zone 1, this flood risk is likely to worsen with climate change • In walking distance to services, primary education, shops and employment opportunities within Bury and Ramsey • Good accessibility to public transport via bus • Accessible to natural green space • Not constrained nature conservation or by heritage designations • Located adjacent to the built form of Bury with countryside to the south and Ramsey golf course to the east. The site has a rural character, there is also a public right of way to the west of the site extending into the countryside. There are opportunities for integration of built development with the surrounding area as a result and residential development would be compatible with neighbouring land uses. However, the risk of flooding severely impacts the masterplanning of the site particularly when considering the risk with climate change. <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is not considered to be appropriate for development due to the substantial risk of flood risk now and in the future accounting for climate change. Development would also further erode the rural edge of Bury.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

Updates after the Initial Assessment

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Bury 6: Land West of Warboys Road, Bury

Site reference	Bury 6
Site name	Land West of Warboys Road, Bury

Site address	Parish(es)	Site area (ha)
Land West of Warboys Road, Bury	Bury	9.64

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing Specialist housing Nursing and care homes Open space uses <ul style="list-style-type: none"> Biodiversity net gain opportunities Land to safeguard against flooding 	90 homes, assuming a density of 15 dph on a developable area of 6 ha 4ha of biodiversity net gain opportunities 4ha of land to safeguard against flooding	Available 2024 - 2028 Build out over 3 - 4 years

Core information

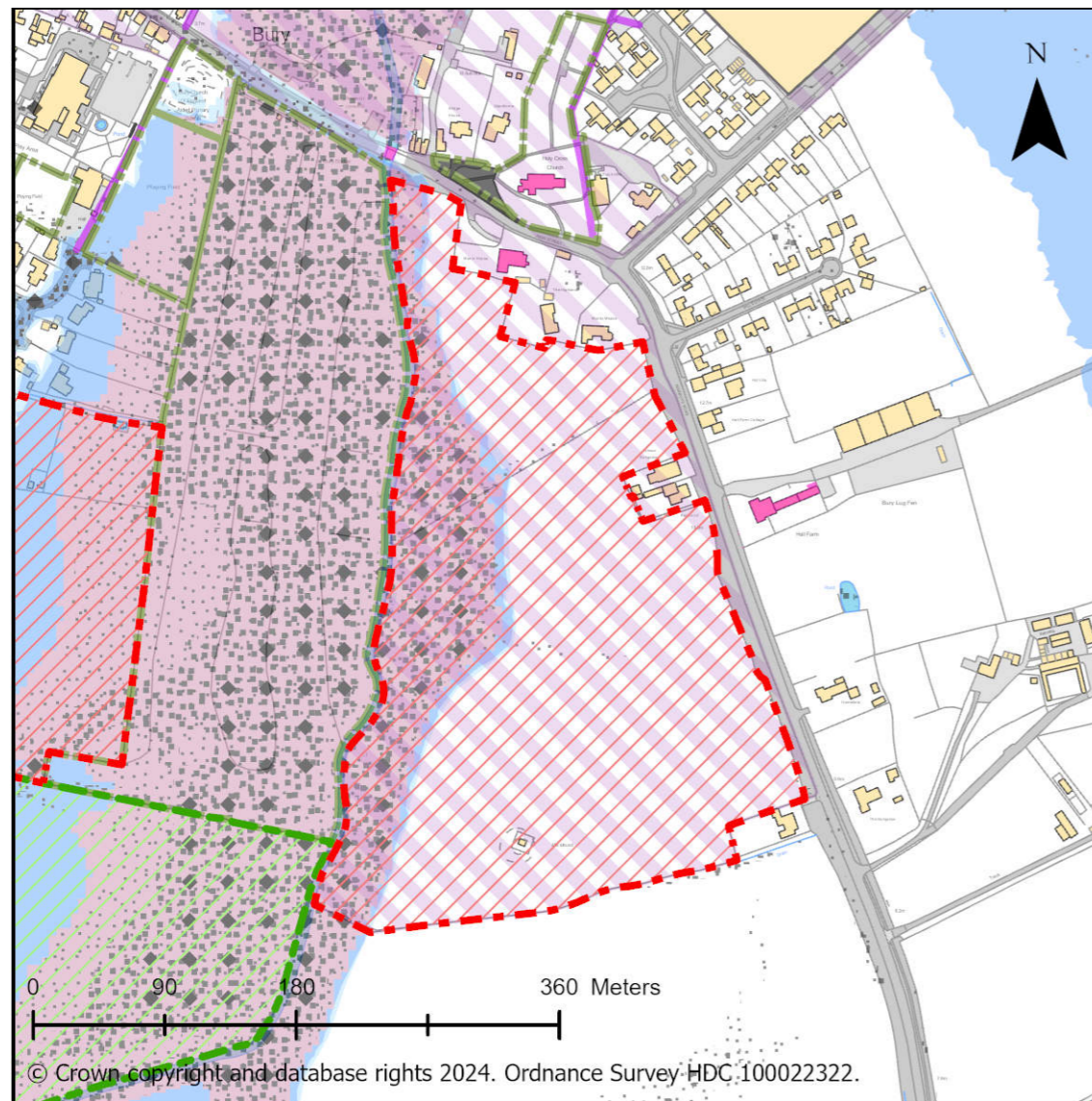
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 389
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	The eastern edge of the site is within flood zone 3b but this is less than half of the site area.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
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 making built development on this side of the site unsuitable. The site is wholly classified as grade 3 agricultural land. Land levels within the site vary with higher points	~

<p>being found along Warboys Road on the northern and western edges of the site and the highest point being towards the southern edge of the site. The land dips towards its centre which is some 5-10m lower than land to the north, west and south. 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. The site has established vegetation and trees along its boundaries and there is also a line of vegetation running through the site. The site is located to the east of the main built form of Bury being to the west of the site is Ramsey golf club and focused around the Holy Cross. To the south is the open countryside. Residential development adjoins its northern edge, there are sum residential properties along its eastern edge on Warboys Road which adjoin and punctuate into the site.</p> <p>There is no known contamination on the site and it is not impacted by oil or gas pipelines. There are no nature conservation designations on site. It 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 form the Church which is grade I listed. There are existing access points into the site from Warboys Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to secure an allocation status for the site and then sell it to a third party for obtaining planning permission and development. They state that the site is available between 2024 and 2028 and take between 3 and 4 years to complete.</p>	+
<p>Achievability</p> <p>The site promoter states that all access and services are accessible from the site's boundary. There are cumulative constraints and topographical challenges impacting development of the site. The site is heavily constrained by fluvial and surface water flood risk on its western edge, this is mostly flood zone 3b which means that built development is unsuitable in this area. A large proportion of the site is within flood zone 1 which could potentially accommodate development. Heritage assets constrain the whole of the site as it is within the conservation area and there are also several listed buildings adjacent to the site, the setting of these will be impacted by development including the grade I listed Holy Cross Church. This impact is more notable due to its higher grade but also because the Church is located on higher ground.</p>	~

<p>Deliverability / developability</p> <p>The site is greenfield but as highlighted above the site is heavily constrained making development particularly challenging, these may be overcome through detailed masterplanning and reducing the developable area of the site however detailed work will be required to do this. An allocation status is sought for the site. The site promoter also states in their submission that following allocation a development brief would be agreed with the planning authority and local community. Considering these, if constraints can be overcome the site can be categorised as being developable.</p>	~	
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is greenfield land consisting of land classified as grade 3 agricultural land • Is heavily constrained by fluvial flood risk along its western edge, this flood risk is likely to worsen with climate change • In walking distance to services, primary education, shops and employment opportunities within Bury and Ramsey • Good accessibility to public transport via bus • Accessible to natural green space • Not constrained nature conservation designations • Is located within a conservation area and within the setting of several listed buildings including the grade I listed Holy Cross Church. There may be some non-designated heritage assets within the site notably Mill Mound in the southern part of the site • Located to the east of the main built form of Bury separated by Ramsey golf course. This part of the settlement has a much more established rural character and therefore development at the potential scale proposed by the site promoter would result in significant impact. <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is not considered to be appropriate for development due to the substantial risk of flood risk now and in the future accounting for climate change. Development would also likely harm the character and rural nature of this part of the settlement as well as adversely impact heritage assets. 	
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

Updates after the Initial Assessment

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Bury 7: RAF Upwood - Phase 3, Bury

Site reference	Bury 7
Site name	RAF Upwood - Phase 3, Bury

Site address	Parish(es)	Site area (ha)
RAF Upwood - Phase 3, Bury	Bury; Ramsey	17.69

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing Open space uses: <ul style="list-style-type: none"> Natural, green or open spaces 	Minimum 200 homes 11.63ha of natural, green or open spaces	Available 2029 - 2034 Build out over 3 - 4 years

Core information

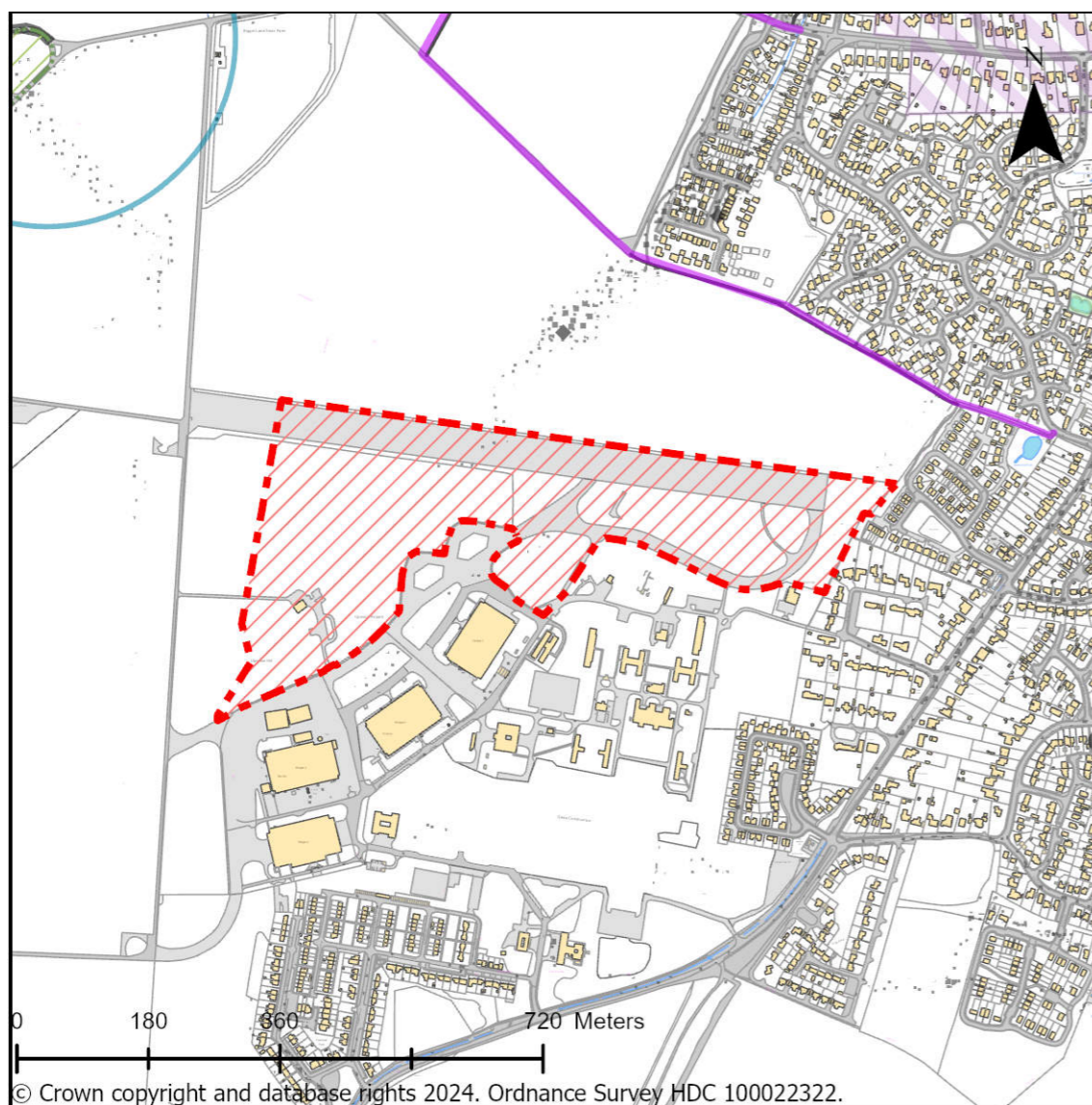
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 84
Relevant planning history	None relevant on the site but land adjoining the site has planning history: <ul style="list-style-type: none"> Phase One - 20/00161/REM for the development of 160 new dwellings. This was approved in September 2020 Phase Two - 21/00572/FUL for the demolition of existing redundant buildings and infrastructure, residential development of 317 dwellings, with associated highways, infrastructure and open space. As at June 2024, the application is pending consideration.
Land type	Wholly previously developed land
Current use of the site	Former RAF airbase/storage
Supporting information	<ul style="list-style-type: none"> Call for Sites Cover Letter (June 2023)

	<ul style="list-style-type: none"> RAF Upwood Phase Three Vision Document Access Plan (drawing number: SK008) (May 2023) Access Plan (drawing number: SK009) (May 2023) Transport Technical Note (document reference: RU3-BWB-GEN-XX-RP-TR-0001) (June 2023)
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding. It is wholly classified as non-agricultural land. The site is generally flat but falls gently from the south to the northern edge. 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 Vision Document submitted states that part of the existing runway will be converted into a linear nature corridor with multi-functional attenuation basins and swales. The site is fairly open with limited vegetation along its boundaries providing views out across agricultural fields to the north and west. There is a public right of way to the north east outside the site providing views from a public vantage point into the site. To the east is residential development and to the south is phase two of the RAF Upwood redevelopment and also Upwood Air Park which contains several hangars which are to be retained in operation by the lease on the land and is therefore outside the area of redevelopment. To the north and west is open countryside. Considering the wider redevelopment works going on within RAF Upwood, the site's immediate context to the south in particular is continuing to evolve.

There is no known contamination on site, although this may require further investigation considering the current use of the site. No oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. The Vision Document details that access to the site is proposed through the Phase Two development which is yet to be determined. An existing access to the south west will also be retained for vehicles to access the existing hangars that are remaining in commercial operation. The site promoter has submitted two access plans detailing the connection between the site and the Phase Two development site. These plans are supported by a Transport Technical Note for Phases Three and Four. Engagement with Cambridgeshire County Council will be required to assess this further and ensure effective integration and access between these parcels.

The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.

Availability

The site is in the ownership of a single developer company who supports its development. There are no known legal restrictions impacting the site. The site promoter states that they intend to acquire planning approval on the site and then sell it to a third party for development. They states that it will be available between 2029 and 2034 and take 3 to 4 years to complete.

Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>This site proposes a third phase to the current redevelopment of RAF Upwood. It is located to the north of Phase Two. A Phase Four site has also been submitted (see Upwood and The Raveleys 1 for the assessment of this site).</p>	+
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Achievability

The site promoter identifies that gas supply, electricity supply and digital and telecommunications infrastructure are accessible from the site boundary. They identify that mains water supply and the public highway is not immediately accessible. There are limited

<p>physical constraints to developing the site and masterplanning is already underway in bringing forward an integrated scheme with the wider site. The achievability of development is however dependent on the delivery of Phase Two to the south which has an active planning application on it. That site is however allocated in the Huntingdonshire Local Plan to 2036 so development is in principle supported.</p>	
<p>Deliverability / developability</p> <p>The site is previously developed with existing hardstanding to remove. There are limited topographical challenges to the site and limited constraints to overcome. The site forms an extension to an existing development site. The site promoter anticipates the site to be available between 2029 and 2034, this provides time for an outcome of Phase Two to be reached. Considering these factors, the site is categorised as being developable.</p>	

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is previously developed consisting of land classified as being non-agricultural land • Is not constrained by flood risk • In walking distance to services, primary education, shops and employment opportunities within Upwood, Bury and Ramsey • Good accessibility to public transport via bus • Not accessible to natural green space but some natural open space is proposed as part of the development • Not constrained nature conservation or by heritage designations • It can be effectively masterplanned to become part of the evolving place and community as part of the ongoing redevelopment and the growing community at the former RAF Upwood. <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is considered to be potentially appropriate for development. This is dependent on successful integration and physical connections being made from phase two. This is also dependent on the preceding phases being delivered.
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- While it could form a future phase, 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.
- 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

HDC's Delivery Calculations

<p>HDC's net developable area calculation</p>	<p>HDC's anticipated uses and capacity</p>	<p>HDC's delivery estimate</p>
<p>Gross site area is 17.69ha</p> <p>Minus 11.53ha of the site for natural, green or open spaces in line with the developer's aspirations. This leaves 6.16ha of the site area remaining.</p> <p>80% net developable area to accommodate landscaping on its northern edge</p> <p>6.16 ha x standard proportion of 80% = 4.9ha</p>	<p>Residential - market and/or affordable houses</p> <p>Low density of 35 dph anticipated due to the site's location being in a larger settlement so a slightly higher density than very low could be accommodated.</p> <p>Capacity = 4.9 ha x 35 dph = 172 homes</p>	<p>Available post 2028 subject to the delivery of phase two</p> <p>Build out over 3 - 4 years</p>

Updates after the Initial Assessment

<p> </p>

3 Pidley-cum-Fenton

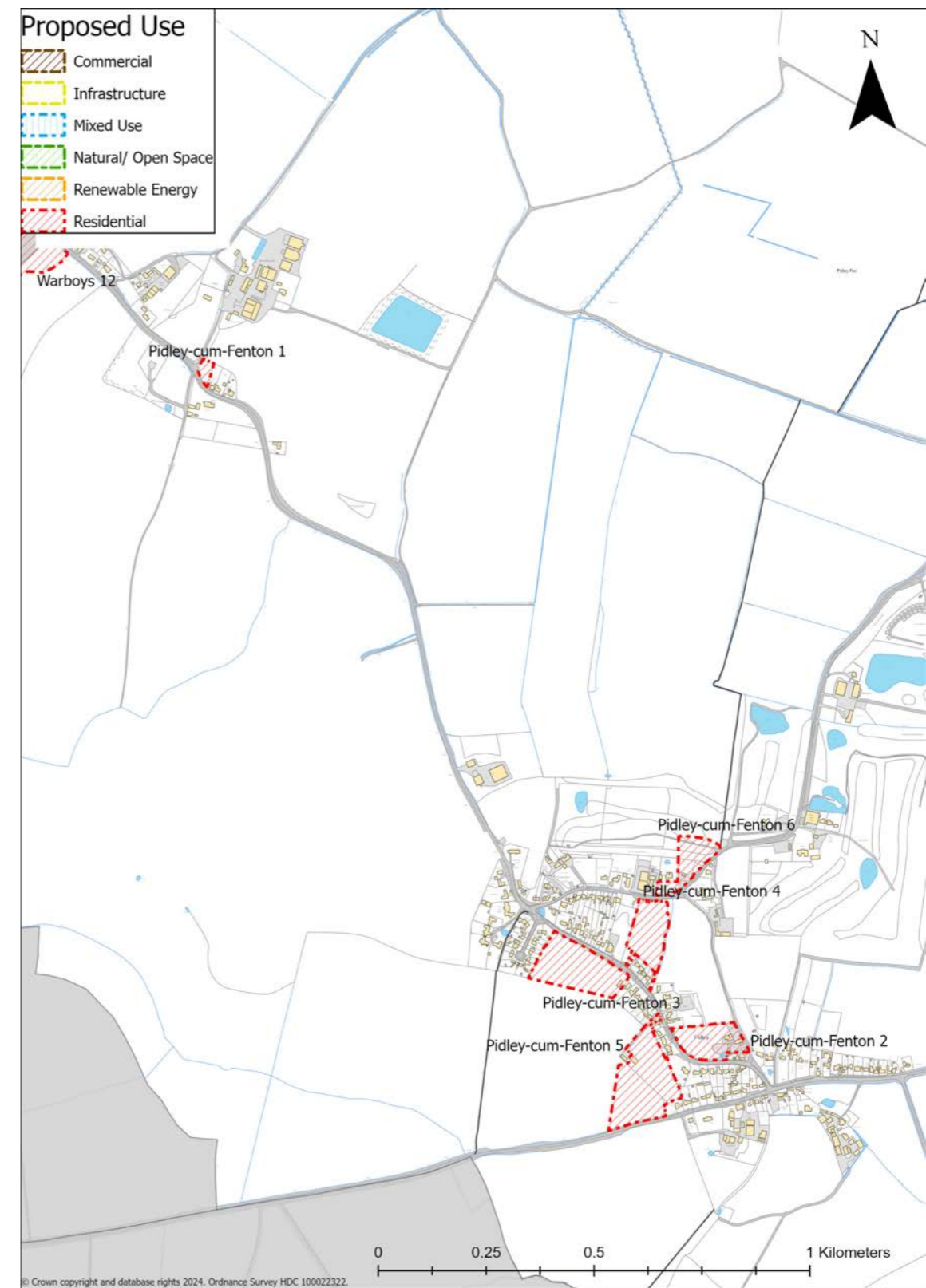
Huntingdonshire District Council | North East Huntingdonshire Land Availability Assessment

3 Pidley-cum-Fenton

3.1 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, Pidley
- Pidley-cum-Fenton 5: Land North of Oldhurst Road, Pidley
- Pidley-cum-Fenton 6: Gloucester Barn, Fen Road, Pidley

3.2 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.



3.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

3 Pidley-cum-Fenton

Huntingdonshire District Council | North East Huntingdonshire Land Availability Assessment

Pidley-cum-Fenton 1: Land South at Manor Farm, Fenton Road, Fenton

Site reference	Pidley-cum-Fenton
Site name	Land South at Manor Farm, Fenton Road, Fenton

Site address	Parish(es)	Site area (ha)
Land South at Manor Farm, Fenton Road, Fenton	Pidley-cum-Fenton	0.14

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5 homes	Available 2023 Build out over 18 months

Core information

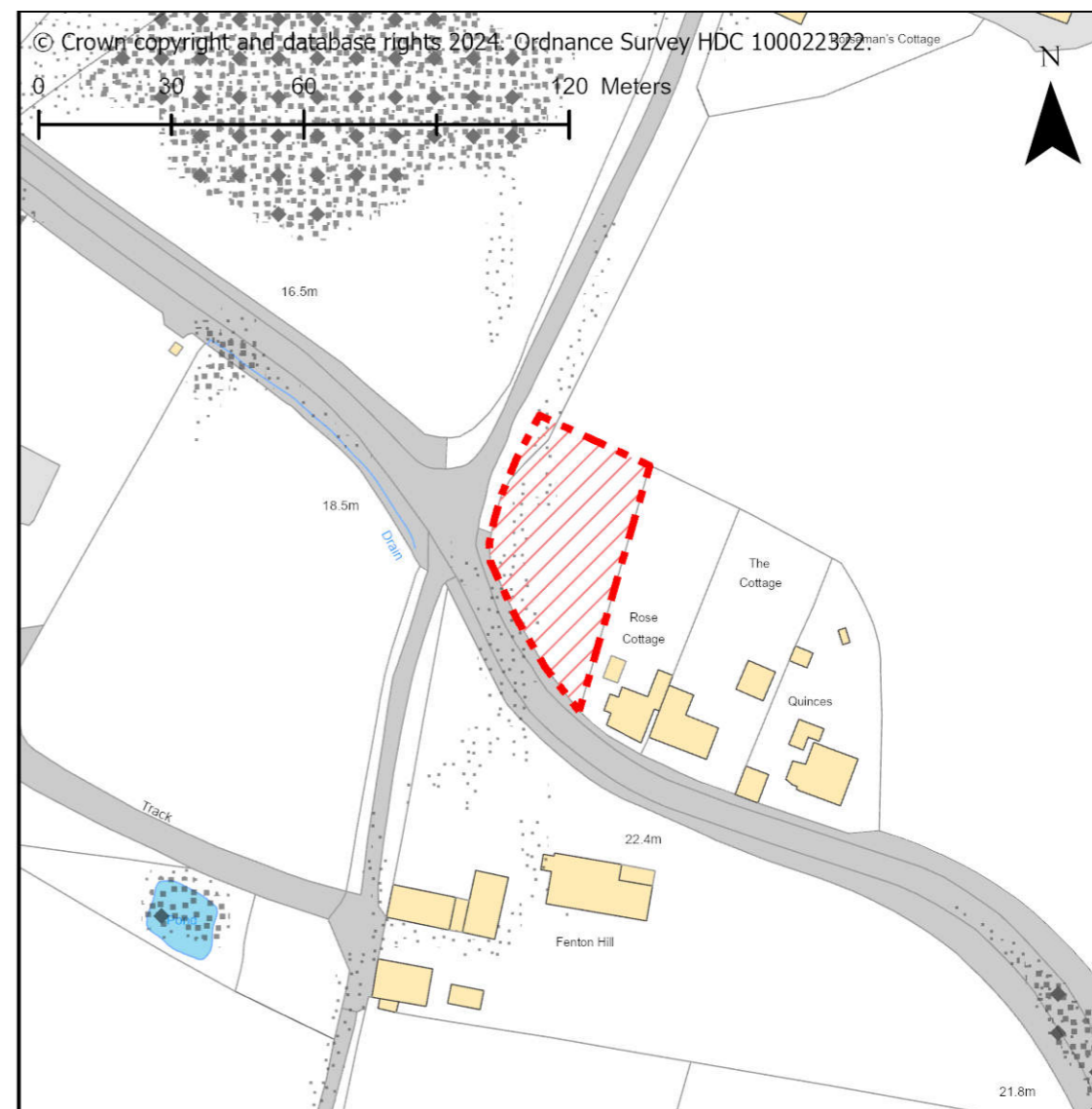
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:65
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
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Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	The site is less than 0.25ha being only 0.14ha. The site promoter states that the site could accommodate five dwellings, however considering the form of the adjoining developments and the very rural location of the site, it is unlikely that five dwellings could be accommodated on the site. A site plan to demonstrate how five dwellings could potentially be accommodated has not been provided at this stage.	Fail



Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site has failed the minimum site threshold for detailed assessment.	N/A	N/A

3 Pidley-cum-Fenton

Huntingdonshire District Council | North East Huntingdonshire Land Availability Assessment

Updates after the Initial Assessment

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Pidley-cum-Fenton 2: Land End Farm, Pidley

Site reference	Pidley-cum Fenton 2
Site name	Land End Farm, Pidley

Site address	Parish(es)	Site area (ha)
Farm Buildings and land at Lane End Farm, Warboys Road, Pidley, PE8 3DA	Pidley-cum Fenton	1.01ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	25 homes	Available 2024 to 2028 Build out 1 to 2 years

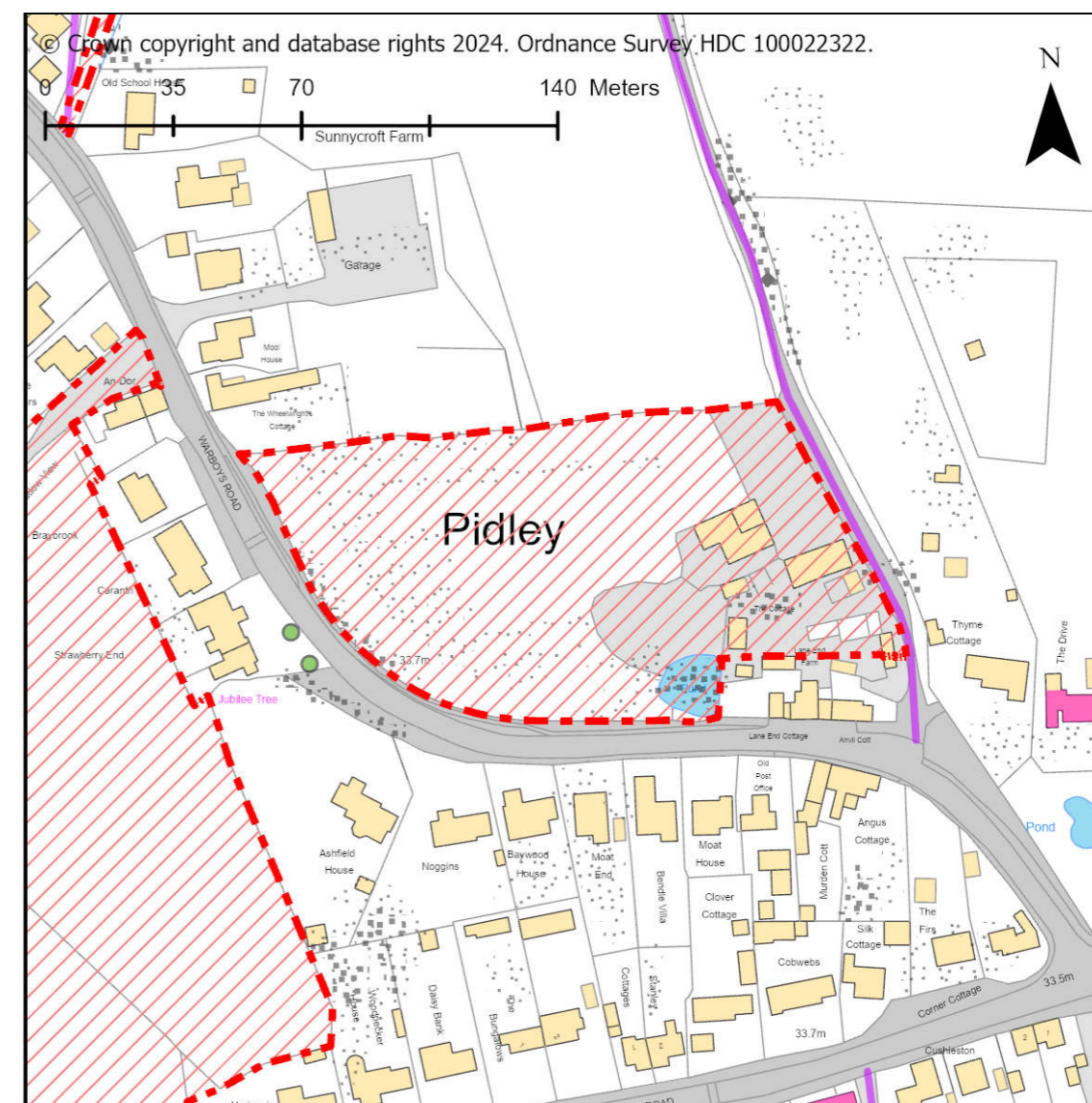
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 189
Relevant planning history	Application number: 23/00468/AGDET Proposed development: Steel frame lean-to, bolted to existing cattle barn for feed storage. Steelwork frame and roof to match existing construction. Outcome: Decision not required
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.</p> <p>The site is relatively flat and sits within a small ridgeway which runs throughout the village. The site fronts Warboys Road and sits on a bend in the road, which is open with very few trees or hedgerow, meaning views into the site from here can be clearly seen. On the northern boundary sits residential properties, fencing and trees. On the south eastern corner sits four residential properties and access for agricultural vehicles associated with the use of the site which also acts as a public right of way runs along the eastern boundary heading north. Landscape impact of the proposed development would be minimal. The site promoter notes the site is in use for grazing and is home to a number of farm buildings.</p> <p>No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines, however some telegraph lines are nearby. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is greenfield land and therefore offers no opportunities to contribute to regeneration. The use of the site means that there is the potential for contamination on site which may require assessment and mitigation. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.</p>	+
<p>Availability</p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028. Planning permission would be acquired before being sold to a third party for development. Build out is estimated at one to two years.</p>	+
<p>Achievability</p> <p>Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible.</p> <p>No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines, however some telegraph lines are nearby. The use of the site means that there is the potential for contamination on site which may require assessment and mitigation. There are no known nature conservation, heritage assets or tree preservation orders affecting it. As the site is situated on a bend access directly from Warboys Road may be an issue, there is the potential for access along the eastern edge of the site, however this has not been confirmed, it is therefore unclear if there may be issues with ransom strips which could impact the viability of the site, thus affecting delivery</p>	~

<p>The site promoter describes the site as unsightly due to self built farm buildings and offers the opportunity to enhance the the village with a housing scheme centred around a new village green. Farming activities would be relocated outside of the village centre.</p>	~
<p>Deliverability / developability</p> <p>There are no known legal restrictions. Constraints to be resolved include access and contamination, which may affect the viability of the site. The site is available from 2024 to 2028. If constraints can be resolved the site could be classified as developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • The site is not constrained by fluvial flood risk some surface water flood risk is present • 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 has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities. • The site is within 800m of a bus stop with below average frequency. • 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 use of the site means that there is the potential for contamination • The site is well located within the existing settlement • Would have limited landscape impact. • A public right of way runs along the eastern edge • The density proposed is low in keeping with the nature of the settlement, that being a small village. <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is located such that it has the potential to be effectively masterplanned to become part of the existing area. • Is approximately 1ha in size which contributes to the governments aspiration to promote sites suitable for SME builders.

- Requires flood mitigation.
- Requires assessment for potential land contamination and mitigation if applicable
- Would need to consider integration and retention of the public right of way
- Proposes a village green as part of the development
- Would need to resolve access due to the location of the site on a bend and potential land ownership issues.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.01ha 60% net developable area to allow space for small village green and flood mitigation. $1.01\text{ha} \times 70\% = 0.707\text{ha}$	Net developable area 0.707ha Residential - Market and/or affordable housing Very low density of 25dph to reflect site's location within small village. Capacity = $0.707\text{ha} \times 25\text{dph}$ = 18 homes	Available 2024 to 2028 Build out 1 to 2 years

Updates after the Initial Assessment

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3 Pidley-cum-Fenton

Pidley-cum-Fenton 3: Old Football Field, Warboys Road, Pidley

Site reference	Pidley-cum Fenton 3
Site name	Old Football Field, Warboys Road, Pidley

Site address	Parish(es)	Site area (ha)
The Old Football Field, on Warboys Road adjacent to Pond Close, opposite Pidley Village Hall	Pidley-cum Fenton	1.20ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	6 homes	Available 2023 Build out 2 years

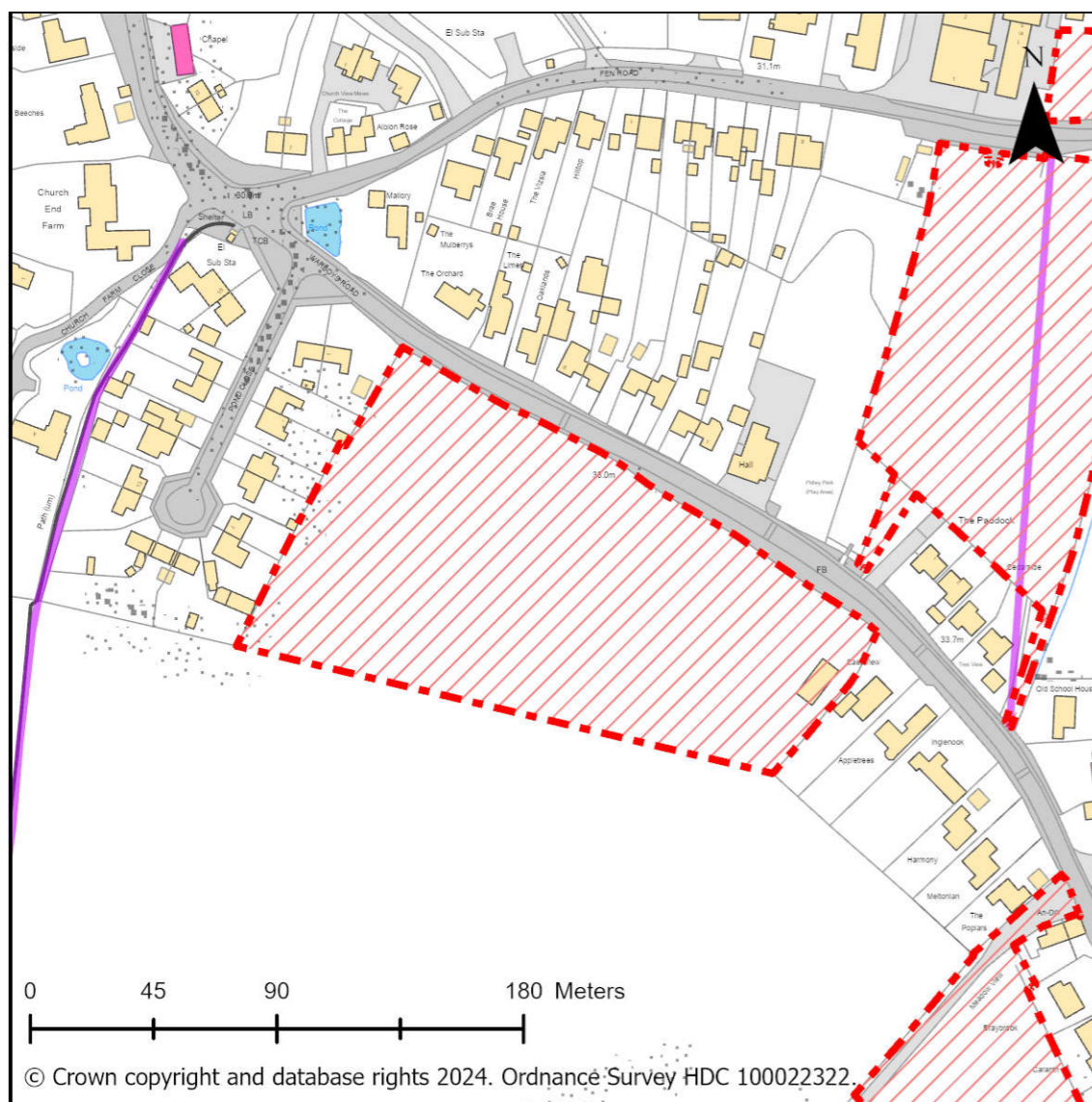
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:190
Relevant planning history	Application number: 19/02574/PIP Proposed development: Permission in principle for up to 4 dwellings Outcome: Refused Application number: 18/00269/FUL Proposed development: Erection of stables and hardstanding Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.</p>	+
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<p>The site is relatively flat and sits within a small ridgeway which runs throughout the village. The site fronts Warboys Road, hedgerow and some trees line the northern boundary, although views can be seen into the site. To the east and west of the site sit residential properties and a small barn/stables sits within the site. The site is in arable agricultural use. 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>No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.</p>	+
<p>Availability</p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023. The site would be delivered directly by the land owner. Build out is estimated at two years.</p>	+
<p>Achievability</p> <p>Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible.</p> <p>No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. Access to the site can be achieved via an exiting access point off Warboys Road, which would assist with the logistics of construction. There are no significant constraints.</p> <p>The site promoter proposes 6 homes to be built over 2 years. No further information has been provided</p>	+
<p>Deliverability / developability</p> <p>There are no known legal restrictions or significant constraints. The site is available now and build out is estimated to take 2 years, directly delivered by the landowner. The site is classified as deliverable.</p>	+

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk some surface water flood risk is present
- 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 has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.
- The site is within 800m of a bus stop with below average frequency.
- 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
- No footpath adjoins the site frontage, however there is a footpath opposite the site
- The southern boundary of the site looks out across open countryside meaning it may have landscape impact
- The density proposed is extremely low and may not make the best use of land.

In combination the outcomes of the LAA and SA indicate that the site:

- Is located such that it has the potential to be effectively masterplanned to become part of the existing area.
- Is of a size that could contribute to the housing needs of the district.
- Requires flood mitigation.
- Should consider safety of residents and active travel access to the site.
- Would require landscape mitigation to transition to open countryside
- Should look at revising the density to make the best use of land

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.20ha 80% net developable area to allow for landscaping. 1.20ha x 80% = 0.96ha	Net developable area 0.96ha Residential - Market and/or affordable housing Very low density of 25dph to reflect site's location within small village.	Available 2024 to 2028 Build out 1 to 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 0.96ha x 25dph = 24 homes	

Updates after the Initial Assessment

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Pidley-cum-Fenton 4: Bittens Field, North of Warboys Road, Pidely

Site reference	Pidley-cum Fenton 3
Site name	North of Warboys Road, Pidley

Site address	Parish(es)	Site area (ha)
North of Warboys Road, located between Fen Road and Warboys Road, adjacent to the Pidley Playpark and Village Hall, Pidley	Pidley-cum Fenton	1.20ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist housing	10 homes	Available 2023 Build out 2 years

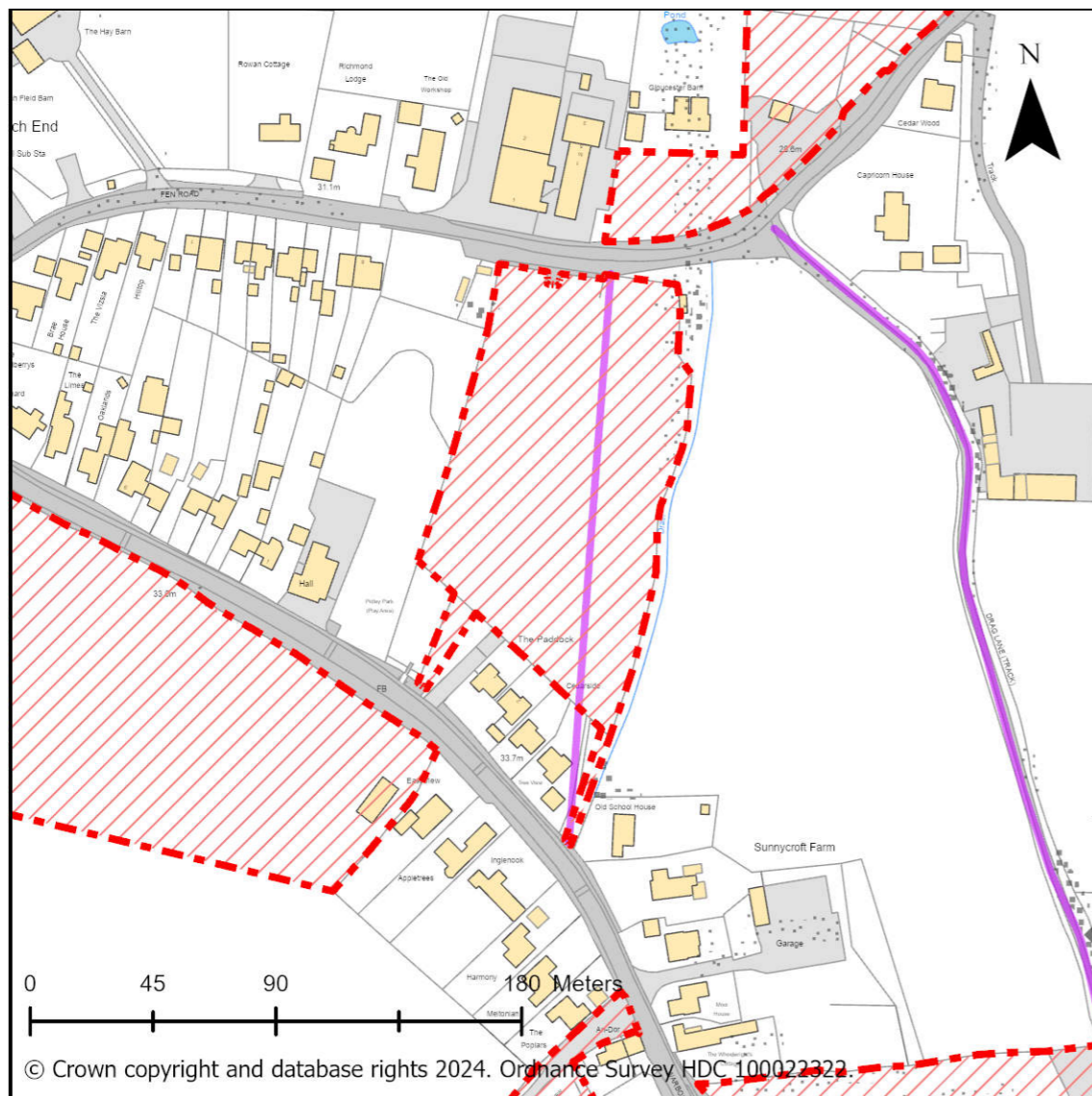
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 217
Relevant planning history	<p>Application number: 19/00731/PIP</p> <p>Proposed development: Permission in Principle for up to 2 dwellings</p> <p>Outcome: Refused</p> <p>Application number: 19/00110/PIP</p> <p>Proposed development: Permission in Principle for up to 4 dwellings</p> <p>Outcome: Refused</p> <p>Application number: 0802167FUL</p> <p>Proposed development: Use of land for the keeping of horses</p>

	Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.</p> <p>The site is relatively flat and sits within a small ridgeway which runs throughout the village. The site is sandwiched between Warboys Road and Fen Road, on the southern boundary site 4 residential properties. The site is screened to the east by trees and hedgerow and Pidley park sits to the west and is relatively well screened. To the north the site is somewhat screened by some trees and hedgerow. A public right of way dissects the site. A few trees</p>	+
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can be seen within the site. Due to the location and screening of the site, it would have minimal landscape impact if trees and hedgerow were to be retained. The site provides to opportunities for access from Warboys Road and Fen Road.

No known gas or oil pipelines or buffer zones cross the site, but overhead electricity powerlines do. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.

Availability

The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023. The site would be delivered directly by the land owner. Build out is estimated at two years.

Achievability

Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible.

No known gas or oil pipelines or buffer zones cross the site, but overhead electricity powerlines do which would require mitigation or integration.

The site provides to opportunities for access from Warboys Road and Fen Road, which would assist with the logistics of construction. There are no significant constraints.

The site promoter proposes retirement bungalows/storey and a half properties specially designed for elderly and infirm residents of the village. They propose that the properties would be zero carbon with communal ground source heating and extremely disabled friendly. The houses would have a covenant on them to guarantee that they always remain in use by elderly/infirm residents. Development of the site take into consideration a public footpath that runs along the eastern side of the site.

Deliverability / developability

There are no known legal restrictions or significant constraints. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it.

Build out is estimated to take 2 years, directly delivered by the landowner. The site is classified as developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • The site is not constrained by fluvial flood risk some surface water flood risk is present • The site is wholly greenfield land with no existing structures. The site is classified as wholly grade 2 agricultural land. • The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities. • The site is within 800m of a bus stop with below average frequency. • 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 proposes zero carbon properties with communal ground source heating which would assist with meeting net zero carbon targets • A footpath runs along the opposite side of the site. • Pidley park sits to the west • It is relatively well screened and would have minimal landscape or townscape impact if trees and hedgerow were retained • The density proposed is extremely low and may not make the best use of land. <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is located such that it has the potential to be effectively masterplanned to become part of the existing area. • Could provide retirement housing and contribute to net zero ambitions • Is of a size that could contribute to the housing needs of the district. • Requires flood mitigation. • Should consider safety of residents and active travel access to the site. • Assessment would be required to ensure integration and mitigation where necessary to ensure complimentary integration of the park and proposed development. • Should consider retention of trees and hedgerow • Requires integration of public right of way. • Should look at revising the density to make the best use of land
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 1.20ha</p> <p>60% net developable area to allow for separation from park and retention of public right of way.</p> <p>1.20ha x 60% = 0.96ha</p>	<p>Net developable area 0.96ha</p> <p>Residential - Specialist housing</p> <p>Very low density of 25dph to reflect site's location within small village.</p> <p>Capacity = 0.96ha x 25dph = 18 homes</p>	<p>Available 2024 to 2028</p> <p>Build out 1 to 2 years</p>

Updates after the Initial Assessment

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3 Pidley-cum-Fenton

Pidley-cum-Fenton 5: Land North of Oldhurst Road, Pidley

Site reference	Pidley-cum Fenton 5
Site name	Land North of Oldhurst Road, Pidley

Site address	Parish(es)	Site area (ha)
Grass land to the north of Oldhurst Road, Pidley	Pidley-cum Fenton	1.62ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	6 plots	Available 2023 Build out 2 years

Core information

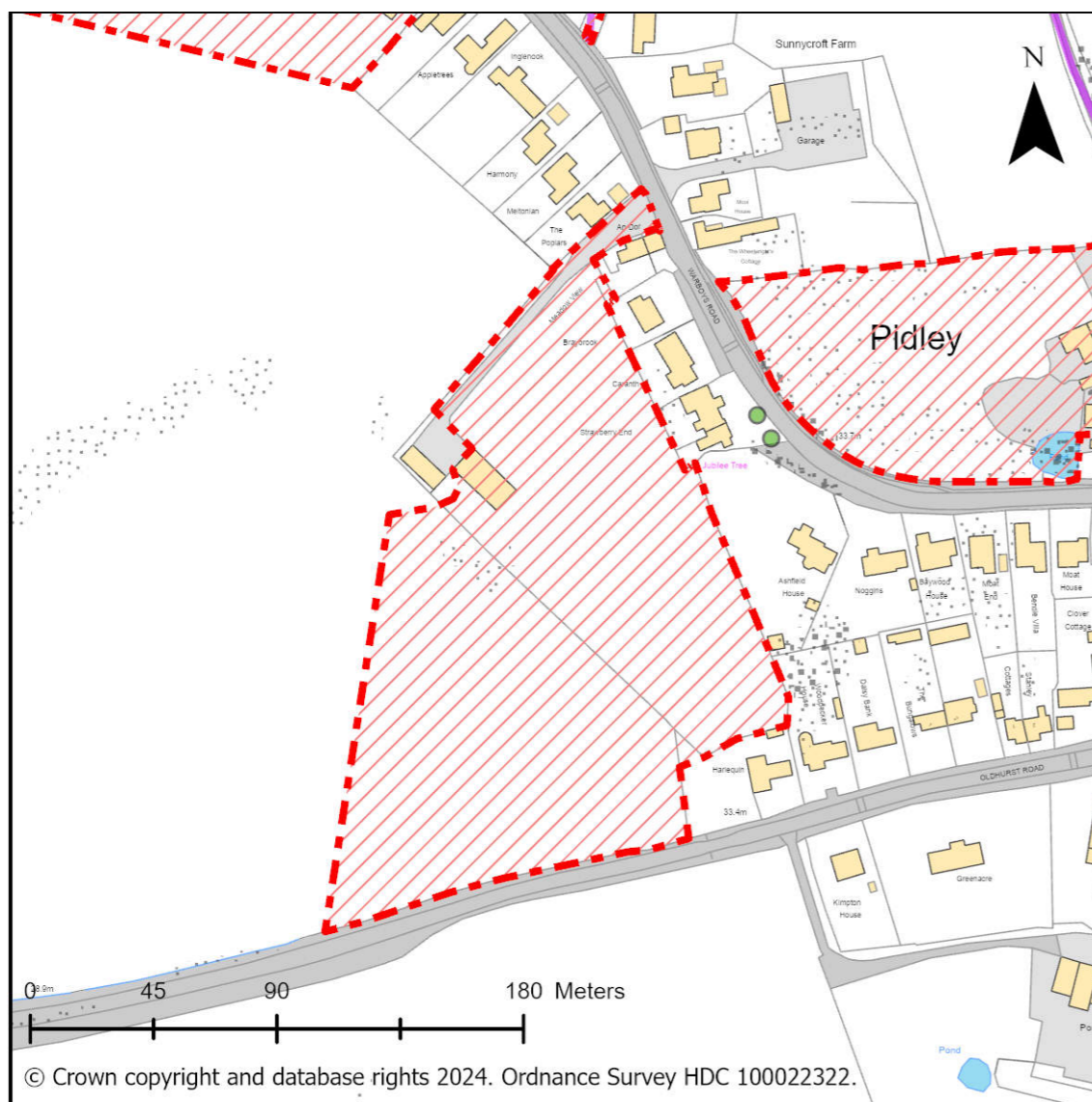
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 214
Relevant planning history	Application number: 19/01660/FUL Proposed development: Closure of existing field access and creation of new field access to the west Outcome: Approved Application number: 19/00420/PIP Proposed development: Permission in Principle for the Demolition of an existing Nissen Hut and erection of a single dwellinghouse Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	Location plan
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.</p>	+
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<p>The site slopes downwards north east to south west with a variation of 10m. Oldhurst Road fronts the southern boundary of the site and lined with hedgerow. Residential properties line the south east corner continuing along the eastern edge. The western boundary is exposed to the wider landscape. a residential property sits just outside the northern boundary with a farm building within the northern extent and an established tree line dissecting the site. Landscaping would be required to screen or transition the site to the wider open countryside. There are current access opportunities to the site from both Oldhurst Road and Warboys Road.</p> <p>No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.</p>	
<p>Availability</p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023. The site would be self build plots intended to be delivered by individual plot/home owners. Build out is estimated at two years.</p>	+
<p>Achievability</p> <p>Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible.</p> <p>No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines.</p> <p>The site provides to opportunities for access from Warboys Road and Oldhurst Road, which would assist with the logistics of construction. There are no significant constraints.</p> <p>The site promoter proposes custom and self-build housing.</p>	+
<p>Deliverability / developability</p> <p>There are no known legal restrictions or significant constraints. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it.</p> <p>Build out is estimated to take 2 years, intended to be delivered by individual plot/home owners. The site is classified as developable.</p>	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • The site is not constrained by fluvial flood risk some surface water flood risk is present • 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. • The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities. • The site is within 800m of a bus stop with below average frequency. • 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 is exposed to the wider landscape to the west a established tree line dissects the site • A residential building sits just outside the north western corner • 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. • The density proposed is extremely low and may not make the best use of land. <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is located such that it has the potential to be effectively masterplanned to become part of the existing area. • Is of a size that could contribute to the housing needs of the district. • Requires flood mitigation. • Assessment would be required to ensure integration and mitigation where necessary of existing residential building just outside the site • Would require landscape mitigation and consideration of exiting trees within the site • Should look at revising the density to make the best use of land • Would contribute to the requirement to provide custom and self build plots

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.62ha 80% net developable area to allow for landscaping. $1.62\text{ha} \times 80\% = 1.296\text{ha}$	Net developable area 1.296ha Residential - Custom and self-build housing Very low density of 25dph to reflect site's location within small village. Capacity = $1.296\text{ha} \times 25\text{dph} = 32 \text{ plots}$	Available post 2028 to allow for allocation Build out 2 to 5 years

Updates after the Initial Assessment

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Pidley-cum-Fenton 6: Gloucester Barn, Fen Road, Pidley

Site reference	Pidley-cum Fenton 6
Site name	Gloucester Barn, Fen Road, Pidley

Site address	Parish(es)	Site area (ha)
Land to the north of Fen Road Pidley, opposite Cedar Wood and south/east of Gloucester Barn	Pidley-cum Fenton	0.80ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	4 plots	Available 2024-2028 Build out 3 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 254
Relevant planning history	<p>Application number: 21/01979/AGDET</p> <p>Proposed development: Steel framed agricultural barn: timber clad on three sides for storage of hay and farm machinery. See enclosed Agricultural Appraisal.</p> <p>Outcome: Not required</p> <p>Application number: 19/00732/PIP</p> <p>Proposed development: Permission in Principle for up to 2 dwellings.</p> <p>Outcome: Refused</p> <p>Application number: 19/00115/PIP</p> <p>Proposed development: Permission in Principle for up to 3 Dwellings</p>

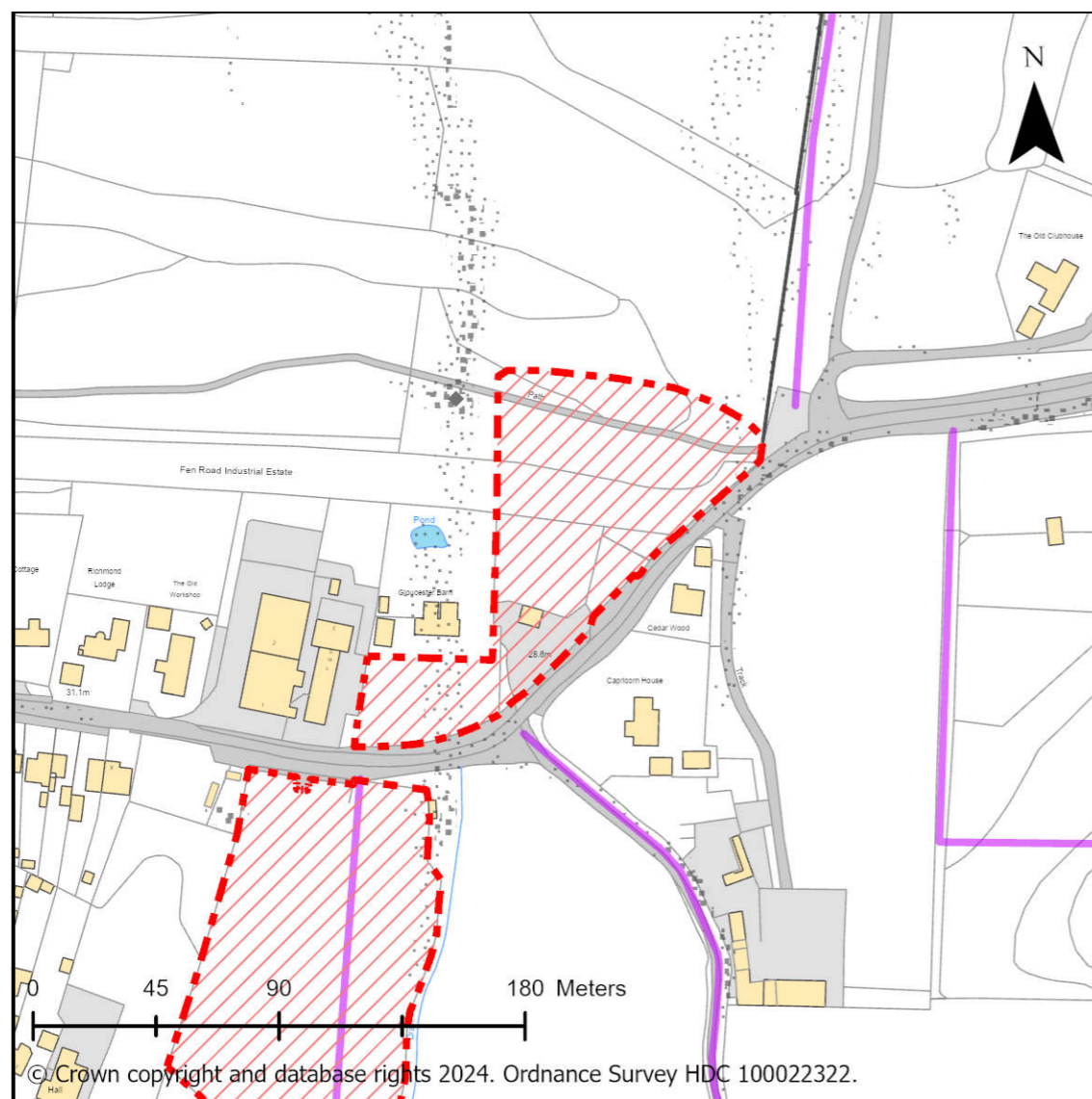
	Outcome: Refused
Land type	Mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures.
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

3 Pidley-cum-Fenton

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.</p>	~
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<p>The site appears to slope gently down south east to north west, with a land variation of approximately 7 meters. The southern boundary abuts Fen Road. The south western corner of the land is comprised of garden land, adjacent to the east is land used for commercial (storage use) with no visible permanent structures, but with a potential for contamination. A strong band of established trees traverse the site east to west with another forming the northern edge. This dissects the site into distinct parcels of land. Trees are also dispersed throughout the site. the removal of these trees could have significant ecological or biodiversity impact. Some of the northern extent of the site appears to form part of the golf complex, but further investigation would be required. A public footpath is just outside the site to the east. The footpath is outside the north eastern corner.</p> <p>No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is predominantly greenfield or garden land and therefore offers little opportunity to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.</p>	
<p>Availability</p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028. The site would be self build plots intended to be delivered by individual plot/home owners. Build out is estimated at three years.</p>	+
<p>Achievability</p> <p>Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible.</p> <p>No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines. The site is separated into distinct parcels comprising garden land, land used for commercial (storage use) and is dissected and bound on the northern edge with established trees, with further trees dispersed within the site. The site promoter notes that the site is within single family ownership which would assist with land assembly, however impact on biodiversity and ecology and potential for contamination on site as a result of an existing use would require further mitigation, assessment. The site could be accessed from Fen Road which could assist with the logistics of construction. Removal of the trees could affect the landscape features within this area.</p>	~
<p>Deliverability / developability</p>	~

There are no known legal restrictions. There are some constraints which would require further assessment including impact on biodiversity, ecology and potential contamination. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Build out is estimated to take 3 years, intended to be delivered by individual plot/home owners. The site is classified as developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk some surface water flood risk is present
- 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 has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.
- The site is within 800m of a bus stop with below average frequency.
- 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.
- The density proposed is extremely low and may not make the best use of land.
- The 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.
- The site has the ability to also 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).

In combination the outcomes of the LAA and SA indicate that the site:

- Is in a location that could not be effectively masterplanned to become part of the existing community.

- Would create an extension to the village with limited relationship to the main concentration of residential development within the village.
- Has the ability to substantially impact the landscape and biodiversity and ecology through the removal of extensive tree coverage
- Would require the assembly of land in multiple uses (garden land, employment and greenfield), however the site promoter notes this is in single ownership.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to landscape, ecology, biodiversity impact and lack of relationship to the existing settlement.	N/A	N/A

Updates after the Initial Assessment

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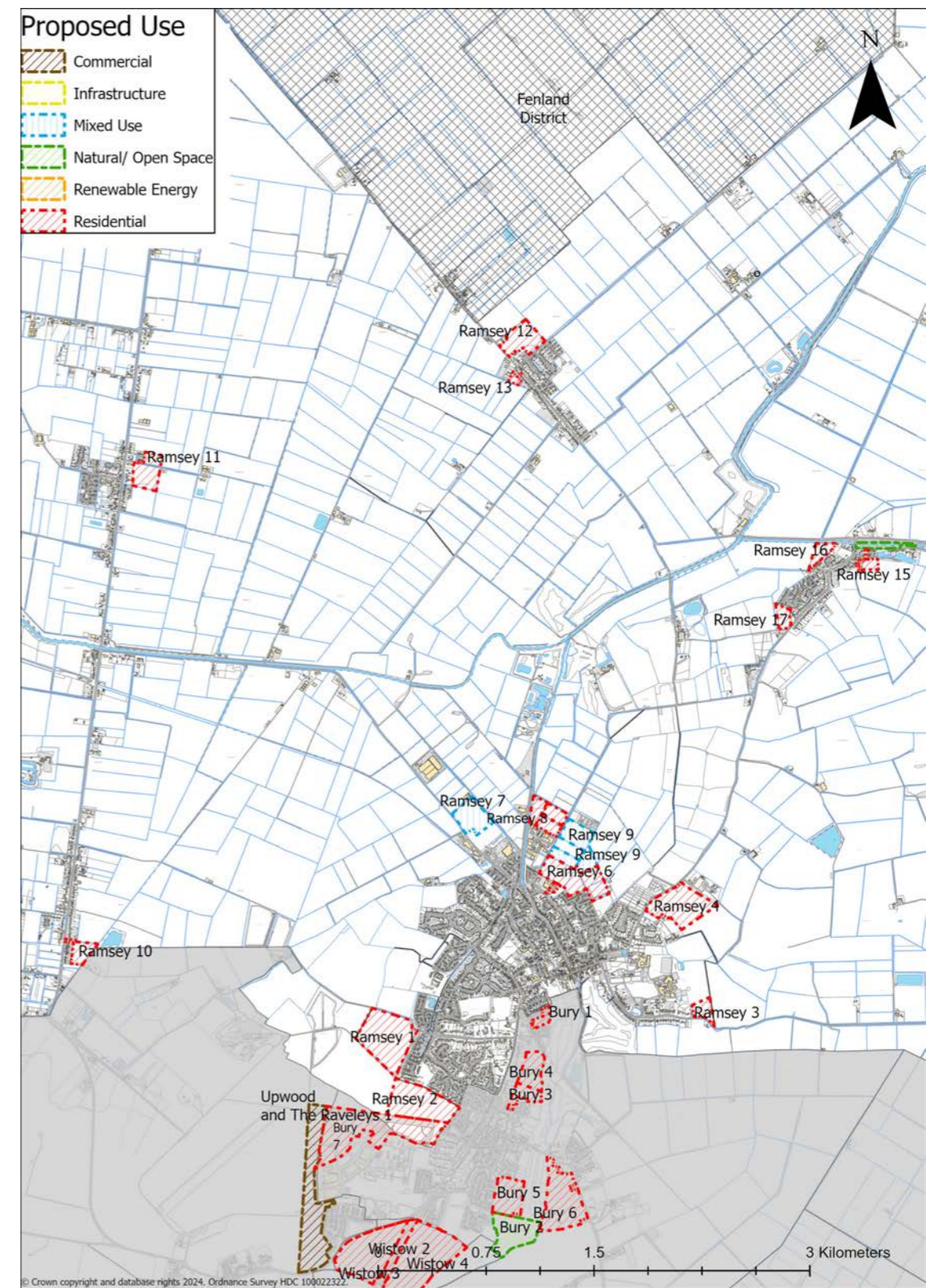
4 Ramsey

4 Ramsey

4.1 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.



4.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

4 Ramsey

Ramsey 1: Land South of Biggin Lane, Ramsey

Site reference	Ramsey 1
Site name	Land South of Biggin Lane, Ramsey

Site address	Parish(es)	Site area (ha)
Land South of Biggin Lane, Ramsey	Ramsey	11.61

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	175 homes	Available 2024 - 2028 Build out over 3 years

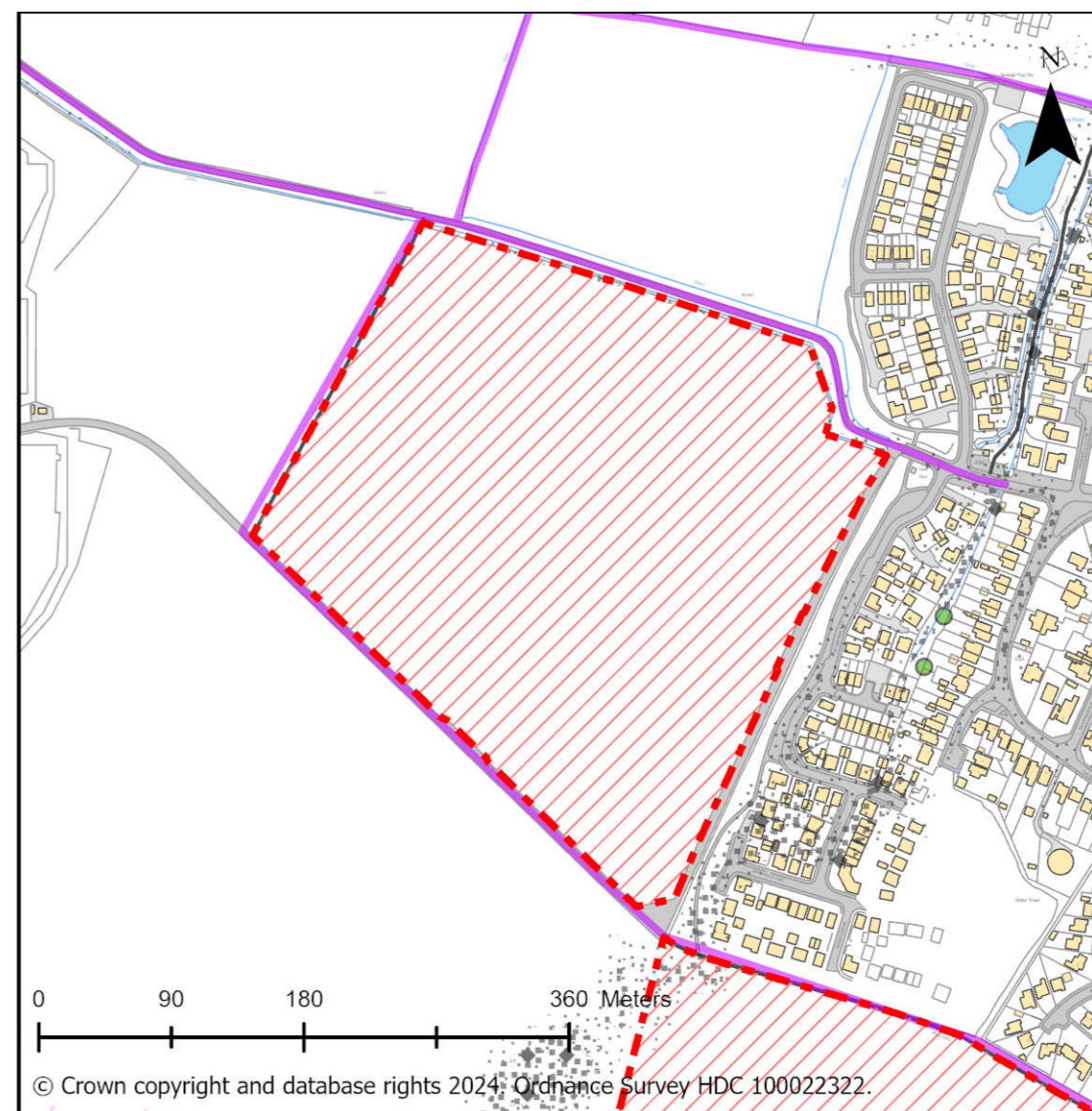
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:118
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability
It is wholly located within flood zone 1 with no recorded risk from surface water flooding. The site is classified as being non- agricultural land. The site consists of an agricultural field with limited trees and hedgerows along its eastern, western and southern edges but there is more established trees along its northern edge along Biggin Lane. As highlighted,

<p>Biggin Lane runs along its northern edge with Rose Street running along its eastern and southern/ south western edges (this is also a public right of way). The topography of the site gently slopes from its higher western edge to its eastern edge, this gently slopes by some 5 to 6m. This makes development on its western edge more likely to have an impact on the landscape and also on nearby development. Also this part of Ramsey is undergoing an significant amount of development which is further urbanising the adjoining countryside. To the immediate north, west and south of the site are agricultural fields, to the east the site adjoins new residential development. Further to the south is the redevelopment of RAF Upwood and further westwards is a small solar farm.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Biggin Lane and Rose Street. Biggin Lane is arrow so engagement will be required if the quantum of development can be accommodate on this road partivuarly considering the amount of new development within the site's immediate vicinity. The site promoter states that highway improvements to Biggin Lane will be required to facilitate access.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter seeks to acquire planning permission and then sell the site to a third party for development. They expect the site to be available between 2024 and 2028 and take 3 years to complete.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are few physical constraints to overcome in developing the site, its landscape setting and topography provide some challenges, particularly locating development within its western half where the land is highest and also extending the the built form of Ramsey further into the countryside. Masterplanning and considerate design may be able to overcome these. There are established trees along its northern boundary along Biggin Lane which provide a rural feel to the entry into the site, there is an access adjacent to the north eastern of the site from Rose Street which connects onto Biggin Lane but some additional trees may need to be removed to provide sufficient access. Additionally, the site promoter states that highway improvements to Biggin Lane will be required to facilitate access.</p>	~
<p>Deliverability / developability</p>	~

The site is greenfield with no structures on site to clear. As highlighted there are minimal constraints to overcome but careful masterplanning and design will be required to ensure a sympathetic development can be achieved that harmonises and is integrated with the evolving context of the site. The site promoter doe snot appear to be seeking an allocation status for the site and expects the site to be available between 2024 and 2028. However, considering that there is no planning application on site, the site is categorised as being developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as being non-agricultural land
- Is not constrained by fluvial or surface water flood risk
- In walking distance to Ramsey town centre being about 1.4km from the town centre
- In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey
- Good accessibility to public transport via bus but remote from a train station
- Not accessible to natural green space but is within walking distances to local parks and play areas
- Not constrained nature conservation or heritage designations
- Is of a scale that could provide 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

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered not to be potentially appropriate for development due to the likely adverse impact on the landscape and townscape character of Ramsey

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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Ramsey 2: Land to the West of Longland Crescent, Ramsey

Site reference	Ramsey 2
Site name	Land to the West of Longland Crescent, Ramsey

Site address	Parish(es)	Site area (ha)
Land to the West of Longland Crescent, Ramsey	Ramsey	9.7

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	220 homes	Available 2023 Build out over 3 years

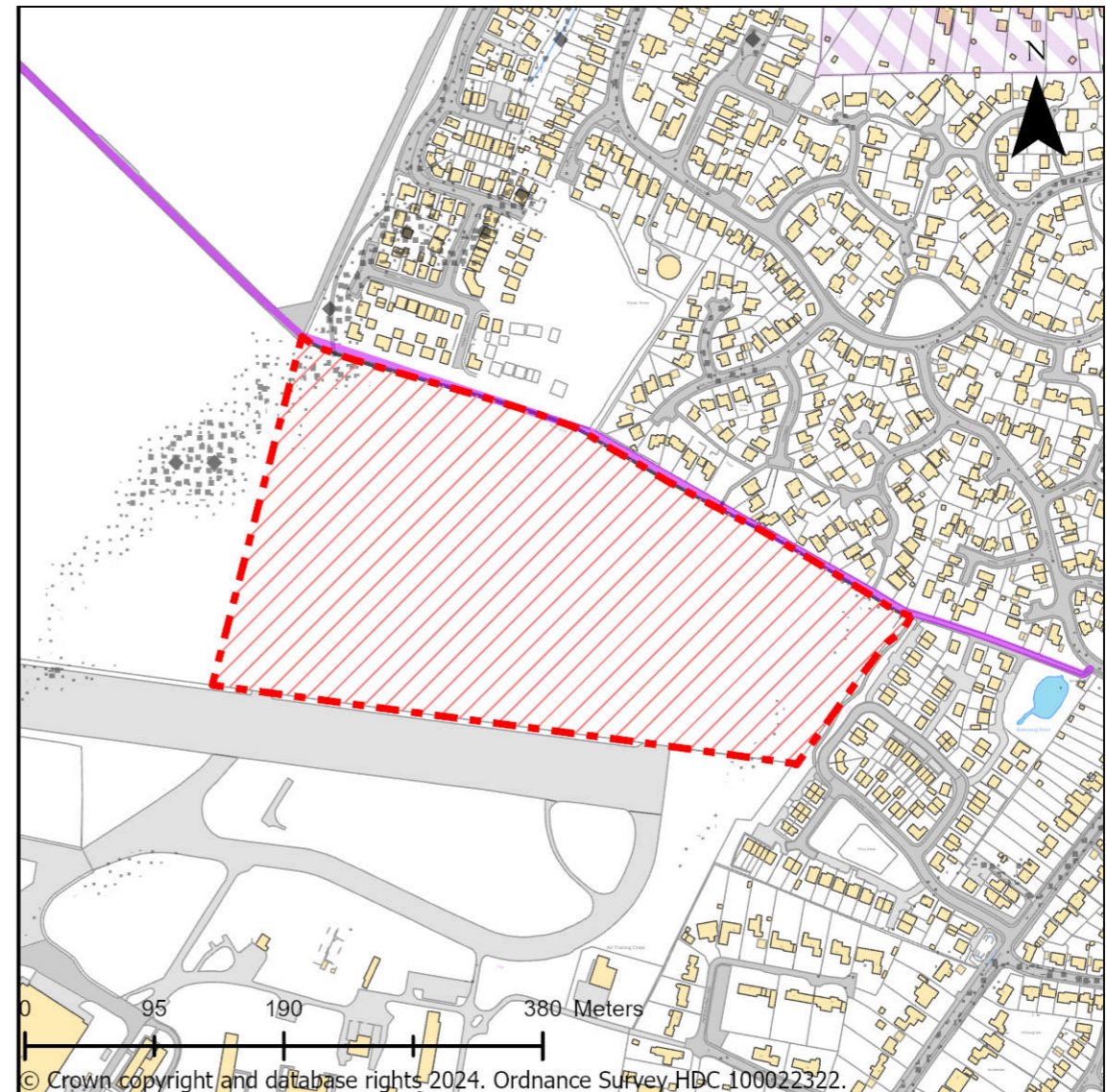
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:286
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~
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<p>It is wholly located within flood zone 1 with some recorded risk from surface water flooding within its north western corner. The site is classified as being non- agricultural land. The site consists of an agricultural field with limited trees and hedgerows along its northern and eastern edges, there are some intermittent trees and fencing along its southern boundary with RAF Upwood. The site is almost completely open on its western side apart from a small amount of trees named Johns Wood. A public right of way runs along the site's northern edge. The site is broadly level, the land immediately around the site is also of a very similar elevation. To the west of the site is open countryside, to the south is RAF Upwood which is under going redevelopment. To the north and east are residential developments which have expanded the built form of Ramsey further westwards into the countryside. Therefore, 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, within the context of Ramsey and Bury, the site is win a sensitive location in terms of furthering coalescence between these two settlements.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. It is unclear from the information submitted where access may be provided to the site, considering the surrounding context of the site it is understood that access would be sought from a neighbouring development site, potentially the one to the north via Stoneman Way if a connection could be made or from the north west corner of the site form Rose Street where there is an existing farm access into the site.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is within the ownership of a single company and has been optioned. A housebuilder is involved with the site. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by a housebuilder and that the site is available now for development. It could take approximately 3 years to complete.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are few physical constraints to overcome in developing the site, its landscape setting and relationship with its surrounding context are challenges, particularly the potential further coalescence between Ramsey and Bury. The achievability of access is also a constraint that needs to be scoped out further.</p>	~
<p>Deliverability / developability</p>	~

The site is greenfield with no structures on site to clear. There are minimal constraints to overcome in developing the site, however careful design and masterplanning will be required to ensure a sympathetic and sensitive development. Access also needs to be scoped further. Even though the site promoter states that the site is available now and that a housebuilder is involved with the site, no planning application has yet been received, therefore it is categorised as being developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as being non-agricultural land
- Is not constrained by fluvial or surface water flood risk
- In walking distance to Ramsey town centre being about 1.5km from the town centre
- In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey
- Good accessibility to public transport via bus but remote from a train station
- Not accessible to natural green space but is within walking distances to local parks and play areas
- Not constrained nature conservation or heritage designations
- Is of a scale that could provide a wide range of types, sizes and tenures
- Is located on the south western side of Ramsey in an area where the town has expanded considerably. The site has a close relationship with Bury and Upwood forming a key landscape break between these settlements and also Ramsey.

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered not to be potentially appropriate for development as 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 ad townscape character.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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4 Ramsey

Ramsey 3: Land North of Hollow Lane, Ramsey

Site reference	Ramsey 3
Site name	Land North of Hollow Lane, Ramsey

Site address	Parish(es)	Site area (ha)
Land North of Hollow Lane, Ramsey	Ramsey	1.7

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable homes Open space uses: <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain opportunities Land to safeguard against flooding 	Approximately 30 homes Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028 Build out over 2 years

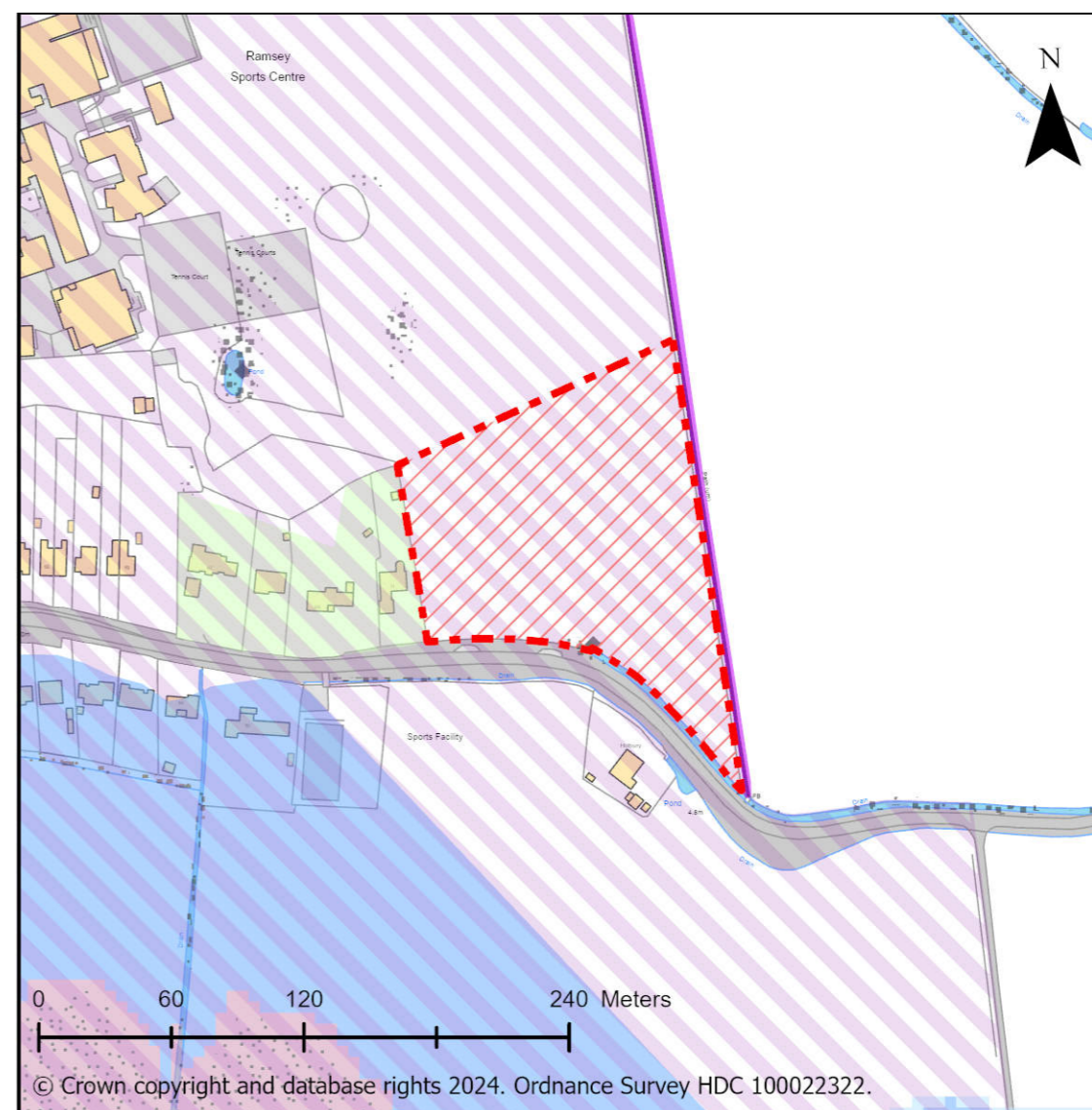
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:268
Relevant planning history	<ul style="list-style-type: none"> 1300781FUL for the change of use of college sports field to all year training area for running club. This was approved in February 2014.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is wholly located within flood zone 1 with no recorded risk of surface water flooding. It is classified as being urban land. The site consists of a field associated with Abbey College which forms part of their sports and playing fields. Engagement with the College will be required to ascertain if these playing fields are no longer needed by them or if an alternative provision can be made. The site is broadly level, the surrounding topography is generally very flat and in keeping with the elevation of the site, however the land to the north gently rises meaning that the land gently falls into the countryside. A public right of way runs along its eastern boundary. There are established trees and vegetation along its eastern, western and southern boundaries. It is completely open on its northern boundary as it adjoins further playing/ school grounds. To the south and east of the site is open countryside. Development would be visible in long distance views from the south and north. There is one residential property opposite the site. To the north are further playing/school grounds and to the east the site adjoins residential properties. The main school buildings that form Abbey College and Ramsey Leisure Centre are located to the north west of the site.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. It is wholly located within a conservation area. There is an existing access into the site from Hollow Lane.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	~
<p>Availability</p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that the site will be delivered in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a sensitive location in landscape and heritage terms being within a conservation area and also where the landscape gently falls and transitions into the open countryside. There are established trees and vegetation which provide screening</p>	~

<p>already and the potential land uses proposed are compatible with surrounding development. As highlighted, engagement with the College will be required to ascertain if these playing fields are no longer needed by them or if an alternative provision can be made.</p>	~
<p>Deliverability / developability</p> <p>The site is greenfield with no structures to clear. There are some constraints to overcome and the site will require detailed masterplanning. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> ● Is greenfield land classified as being urban land consisting of a field associated with Abbey College which forms part of their sports and playing fields ● Is not constrained by fluvial or surface water flood risk ● In walking distance to Ramsey town centre being about 1.1km from the town centre although there is no footpath along Hollow Lane ● In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey ● Good accessibility to public transport via bus but remote from a train station ● Not accessible to natural green space but is within walking distances to local parks and play areas ● Not constrained by nature conservation designations ● Is wholly located within a conservation area ● Is located on the eastern side of the built form of Ramsey accessed from Hollow Lane, as such, in depth higher density 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 ● There is already established vegetation on its eastern side which will help to soften the impact of built development but development will likely be more visible from the south <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Is considered to be potentially appropriate for development subject to masterplanning to overcome heritage and landscape constraints and utilising existing vegetation to soften the impact of development
- Engagement with the College will be required to ascertain if these playing fields are no longer needed by them or if an alternative provision can be made

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area is 1.17ha</p> <p>75% net developable area to accommodate landscaping with a substantial buffer on its eastern side to further soften the impact of built development and provide an enhanced rural edge to the development</p> <p>1.17 ha x standard proportion of 75% = 0.88ha</p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated due to the site's edge of town location being much more rural in nature.</p> <p>Capacity = 0.88 ha x 25 dph = 22 homes</p>	<p>Available post 2028, subject to allocation status</p> <p>Build out over 2 years</p>

Updates after the Initial Assessment

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Ramsey 4: Land East of Wood Lane, Ramsey

Site reference	Ramsey 4
Site name	Land East of Wood Lane, Ramsey

Site address	Parish(es)	Site area (ha)
Land East of Wood Lane, Ramsey	Ramsey	8.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable homes Open space uses: <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain opportunities Land to safeguard against flooding 	Approximately 30 homes Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028 Build out over 2 years

Core information

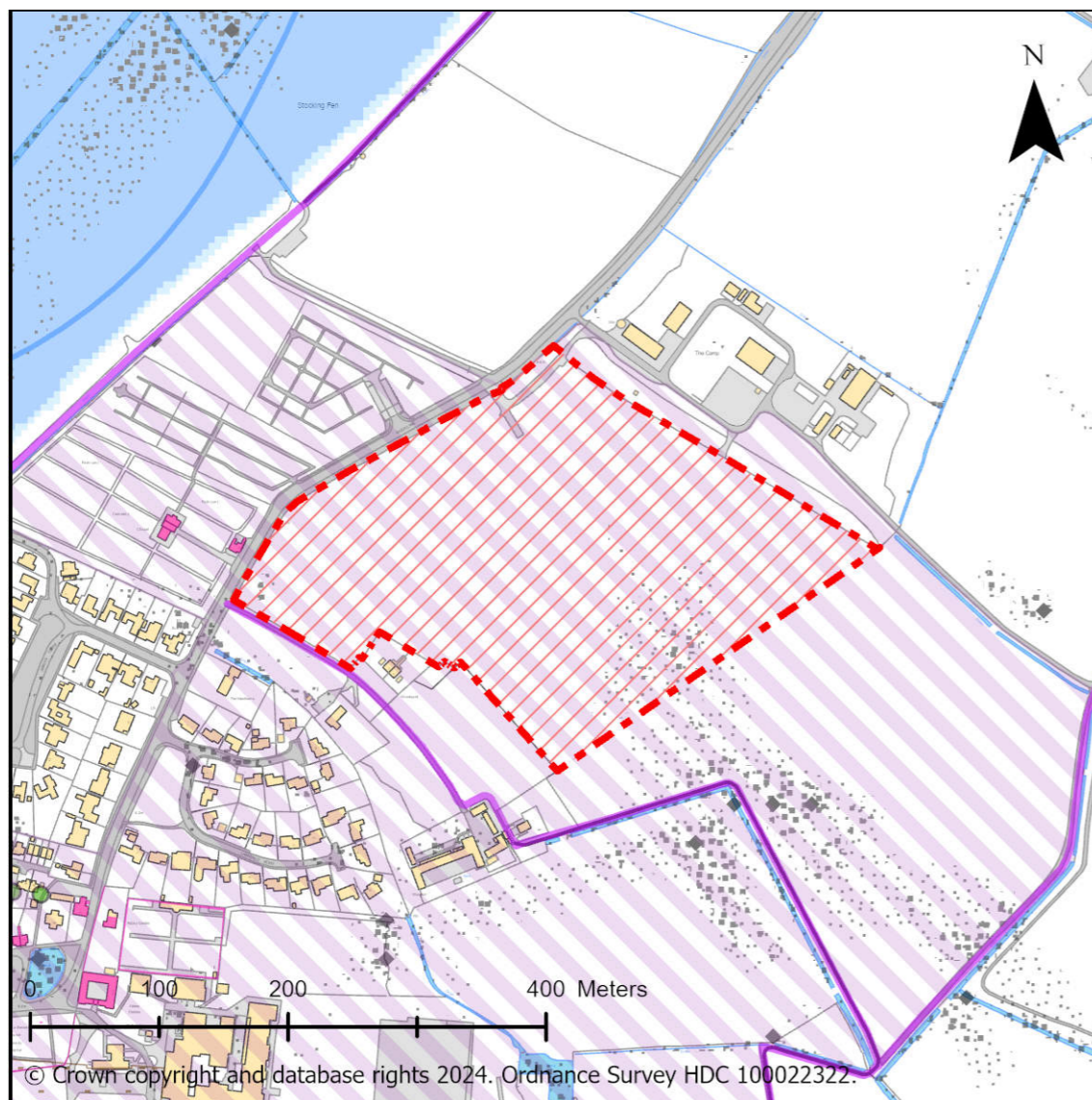
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:262
Relevant planning history	<ul style="list-style-type: none"> 0500999FUL for the change of use from redundant grain store to storage and supply of animal and et food, including the closing of existing access to 'The Camp(Park Farm)' and providing a new access further south along Wood Lane. This was approved in August 2005. 1301978FUL for the erection of two dwellings with detached garages together with re-routing of access road to the Camp, Ramsey Rural Museum and Abbey kitchen walled garden. This was refused in April 2014. 1400427FUL for a proposed re-routed access road from approved access to Rural Museum, The Camp and Abbey Kitchen walled garden. This was approved in August 2014.

Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is wholly located within flood zone 1 with some recorded risk of surface water flooding towards its south eastern edge. 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. The site is broadly level, the surrounding topography</p>	~
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<p>is generally very flat and in keeping with the elevation of the site. A public right of way runs the western half of its southern edge which connects through to Ramsey Rural Museum. There are established trees and vegetation along its northern, western and southern edges with the most dense being along its northern edge. The south eastern boundary of the site is completely open. There are a few trees located within the site. 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.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. It is wholly located within a conservation area, it is located adjacent to two grade II listed buildings: Chapel And Mortuary within the cemetery and also 23 Wood Lane. There is an existing access into the site from Wood Lane. The planning history for the site states that a re-routed path to the museum would be provided through the centre of the site, it does not appear that this has taken place.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is within the ownership of a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter states that the site will be delivered in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are some constraints to overcome in particular landscape and heritage impacts, careful design and masterplanning may be able to overcome these. There are also considerations around integration and scale of development. The site is fairly large in comparison to the number of homes that the site promoter expects to be provided meaning that there is greater scope for open space provision and landscaping. Additionally, connections to important local assets such as Ramsey Rural Museum should be taken advantage of to support these. Engagement with Museum should be undertaken to achieve this and could shape the masterplanning of the site.</p>	~
<p>Deliverability / developability</p>	~

The site is greenfield with no structures to clear. There are some constraints to overcome and the site will require detailed masterplanning. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land, two thirds of the site is classified as being grade 2 agricultural land and the south western third of the being classified as urban land
- Is not constrained by fluvial or surface water flood risk
- In walking distance to Ramsey town centre being about 0.9km from the town centre
- In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey
- Limited accessibility to public transport
- Not accessible to natural green space but is within walking distances to local parks and play areas
- Not constrained by nature conservation designations
- Is wholly located within a conservation area and is within the setting of two grade II listed buildings
- Is located 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.
- Development across the whole of the site 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
- There is already established vegetation on its south western side which will help to soften the impact of built development

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered to be potentially appropriate for built development on its south western corner (totalling dome 0.6ha) where it relates most closely to the built form of Ramsey and also utilising land classified as being urban land. Successful development and integration will be subject to masterplanning to overcome heritage and landscape constraints and utilising existing vegetation to soften the impact of development

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 8.3ha Reduce built development to its south western corner (0.6ha of the site) with a net developable area of 90%. Utilise the remainder of the site for open space an biodiversity net gain opportunities 0.6 ha x standard proportion of 90% = 0.54ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the site's edge of town location being much more rural in nature. Capacity = 0.54 ha x 25 dph = 14 homes Open space uses - up to 7.7ha	Available post 2028, subject to allocation status Build out over 2 years

Updates after the Initial Assessment

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4 Ramsey

Ramsey 5: Land at Newtown Road, Ramsey

Site reference	Ramsey 5
Site name	Land at Newtown Road, Ramsey

Site address	Parish(es)	Site area (ha)
Land at Newtown Road, Ramsey	Ramsey	0.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	8 homes	Available 2024 - 2028 Build out over 1 - 2 years

Core information

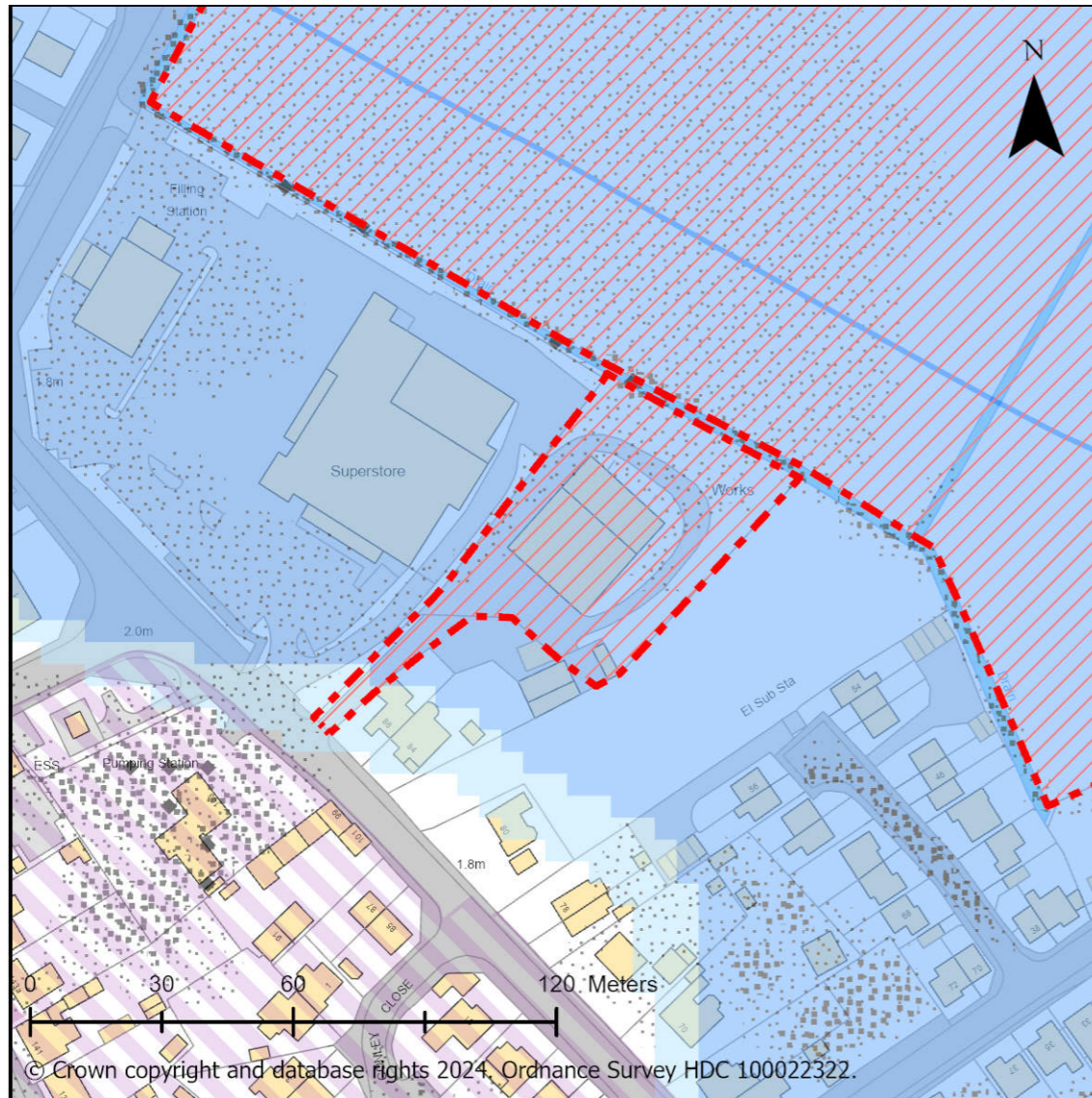
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:92
Relevant planning history	None relevant
Land type	Wholly previously developed land
Current use of the site	Commercial use
Supporting information	<ul style="list-style-type: none"> Supporting Statement (June 2023) Flood Risk Assessment (May 2023) Indicative Site Layout Plan (drawing number: 21958_100) (April 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None but the whole of the site is at risk from fluvial flooding, 97.3% of the site is within flood zone 3a and 2.7% is in flood zone 2.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
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. It is classified as being urban land. It is previously developed consisting of a commercial warehouse and an access drive. The site promoter has put the site forward for residential	~

<p>uses which are classes as being more vulnerable in the NPPF. Considering that the site is previously developed site there is potential in line with the NPPF that wider sustainable development objectives could be taken into account when assessing the site's potential suitability for development, however in principle, development should be steered towards areas at the lowest risk of flooding. The site promoter has submitted a Flood Risk Assessment alongside their proposal which on page 16 concludes based on their research 'that the proposed site and access is expected to remain dry in all but the most extreme flood events'. It notes that development could increase surface water runoff without adequate sustainable drainage. It also makes recommendations for the proposed development. Engagement with the Environment Agency and LLFA will be required to assess these conclusions and recommendations. The ability of redeveloping the site will also require the outcomes of the level 2 SFRA. Careful design and mitigation of the site has the opportunity to reduce hardstanding and provide betterment to the site and the surrounding area in relation to flood risk, this would be a consideration in the determination of the acceptability of the site.</p> <p>The site is broadly level and well screened from view with the commercial buildings being located towards the back of the site and the rear of existing residential properties on Newtown Road. There are established trees and vegetation along its northern, eastern and western edges which also screen the buildings from view. To the west of the site is B&M store, to the south the site adjoins two residential properties, to the east is another redevelopment site which has planning approval for 10 new homes. To the north is the open countryside.</p> <p>There is no known contamination or pollution on site but this may require further investigation considering the current commercial use of the site. There are no gas or oil pipelines running through the site. Electricity poles and wires run through the site. There are no nature conservation designations or heritage designations on site. There is an existing access into the site from Newtown Road.</p> <p>The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is in the ownership of a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to secure an allocation status for the site and then sell to a third party for obtaining planning permission and development or sell after obtaining planning permission themselves. They state that the site will be available between 2024 and 2028 and take 1 to 2 years to complete.</p>	+
<p>Achievability</p>	~

<p>The site promoter has identified that mains water supply and electricity supply are available within the site while the public highway is accessible from the site boundary. Gas supply and digital and telecommunications infrastructure are unknown.</p> <p>There is an existing access into the site from Newtown Road. Flood risk is the main constraint to redeveloping the site, the entirety of the site means that development cannot be located in a part of the site at lower flood risk. This includes the access which may impact safe entry and exit into and out of the site during flood events. As highlighted, considering that the site is previously developed site there is potential in line with the NPPF that wider sustainable development objectives could be taken into account when assessing the site's potential suitability for development. Detailed masterplanning and engagement with specialists on this is required to ascertain if these can be overcome. An indicative site layout has been submitted which will also need to be reviewed to assess how it aligns with flood risk advice.</p> <p>The site has relatively few other constraints to its redevelopment with established trees and vegetation providing screening. There are electricity poles and wires over the site which may impact the layout of a scheme.</p>	
<p>Deliverability / developability</p> <p>The site is previously developed being of former commercial use. There are structures on site to clear. The site promoter is seeking an allocation status for the site, therefore it is categorised as being developable subject to the flood risk being overcome and the details within the submitted Flood Risk Assessment being further reviewed by the Environment Agency and LLFA.</p>	

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is previously developed land located on the northern edge of the built form of Ramsey • Is heavily constrained by flood risk with 97.3% of the site in flood zone 3a and the rest in flood zone 2, there is also surface water flood risk. This risk is likely to worsen with climate change • In walking distance to Ramsey town centre being about 0.6km from the town centre • In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey • Good accessibility to public transport via bus but remote from a train station
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<ul style="list-style-type: none"> • Not accessible to natural green space but is within walking distances to local parks and play areas • Not constrained nature conservation or heritage designations • Provides an opportunity to regenerate a commercial site and utilise land for infill development within a sustainable location, it is unclear if the existing business on the site will relocate so this redevelopment could result in the loss of some local employment • Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is potentially appropriate for development subject to appropriate masterplanning to ensure successful integration with the street scene and also where to locate development in relation to existing electricity infrastructure across the site • The ability of redevelopment the site and ensuring that properties are safe and resilient to flooding and climate change will require more detailed assessment following the outcomes of the level 2 SFRA and engagement with the Environment Agency and LLFA. • Careful design and mitigation of the site has the opportunity to reduce hardstanding and provide betterment to the site and the surrounding area in relation to flood risk, this would be a consideration in the determination of the acceptability of the site. • Full decontamination of the site following its commercial use will also be required
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HDC's Delivery Calculations

<p>HDC's net developable area calculation</p>	<p>HDC's anticipated uses and capacity</p>	<p>HDC's delivery estimate</p>
<p>Gross site area is 0.3ha</p> <p>90% net developable area to accommodate landscaping and sustainable drainage</p> <p>0.3 ha x standard proportion of 90% = 0.27ha</p>	<p>Residential - market and/or affordable houses</p> <p>Low density of 35 dph anticipated due to the site's location on the northern edge of Ramsey.</p> <p>Capacity = 0.27 ha x 35 dph = 9 homes</p>	<p>Available 2024-2028</p> <p>Build out over 1 -2 years</p>

Updates after the Initial Assessment

<p> </p>

Ramsey 6: Land East of Stocking Fen Road, Ramsey

Site reference	Ramsey 6
Site name	Land East of Stocking Fen Road, Ramsey

Site address	Parish(es)	Site area (ha)
Land East of Stocking Fen Road, Ramsey	Ramsey	7.5

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing Open Space uses <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain opportunities Land to safeguard against flooding 	Approximately 30 homes Open space uses TBC	Available 2024 - 2028 Build out over 2 years

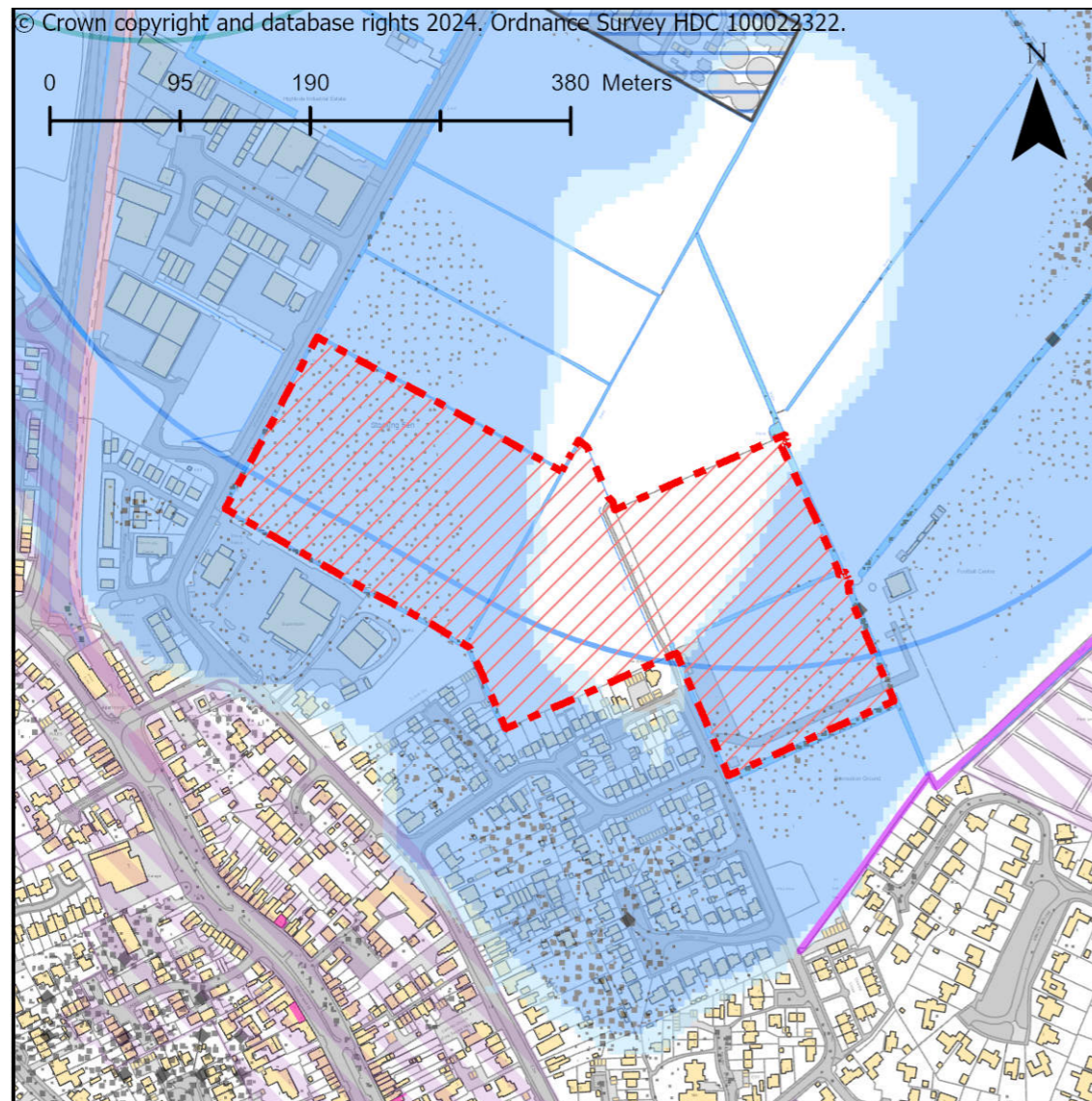
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:264
Relevant planning history	None relevant <ul style="list-style-type: none"> The site was assessed in the HELAA (2017) (site reference 134 - East of Stocking Fen Road and North of Mill Lane, Ramsey) but was not taken forwards as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	A third of the site is classified as grade 1 agricultural land	Pass
Flood zone 3b	None but about two thirds of the site is located within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Almost all of the site apart from its southern edge is located within 400m of a water recycling area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment. The remaining land not within the water recycling area is classified as being within flood zone 3a making it highly vulnerable to flooding and unsuitable for built development.	Fail

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



demonstrate that the impact could be adequately mitigated to ensure acceptable levels of amenity. Additionally, the combination of constraints (agricultural land class and flood risk) make the site unsuitable.

Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as almost all of the site apart from its southern edge is located within 400m of a water recycling area. In addition a third of the site is classified as grade 1 agricultural land and about two thirds of the site is located within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because 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
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Ramsey 7: Ramsey Gateway, St Mary's Road, Ramsey

Site reference	Ramsey 7
Site name	Ramsey Gateway, St Mary's Road, Ramsey

Site address	Parish(es)	Site area (ha)
Ramsey Gateway, St Mary's Road, Ramsey	Ramsey	3.9

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing Nursing and care homes Commercial: <ul style="list-style-type: none"> Retail Commercial leisure uses Infrastructure: <ul style="list-style-type: none"> Supporting infrastructure 	No capacities provided by the site promoter	Available 2023 Build out over 1 - 5 years

Core information

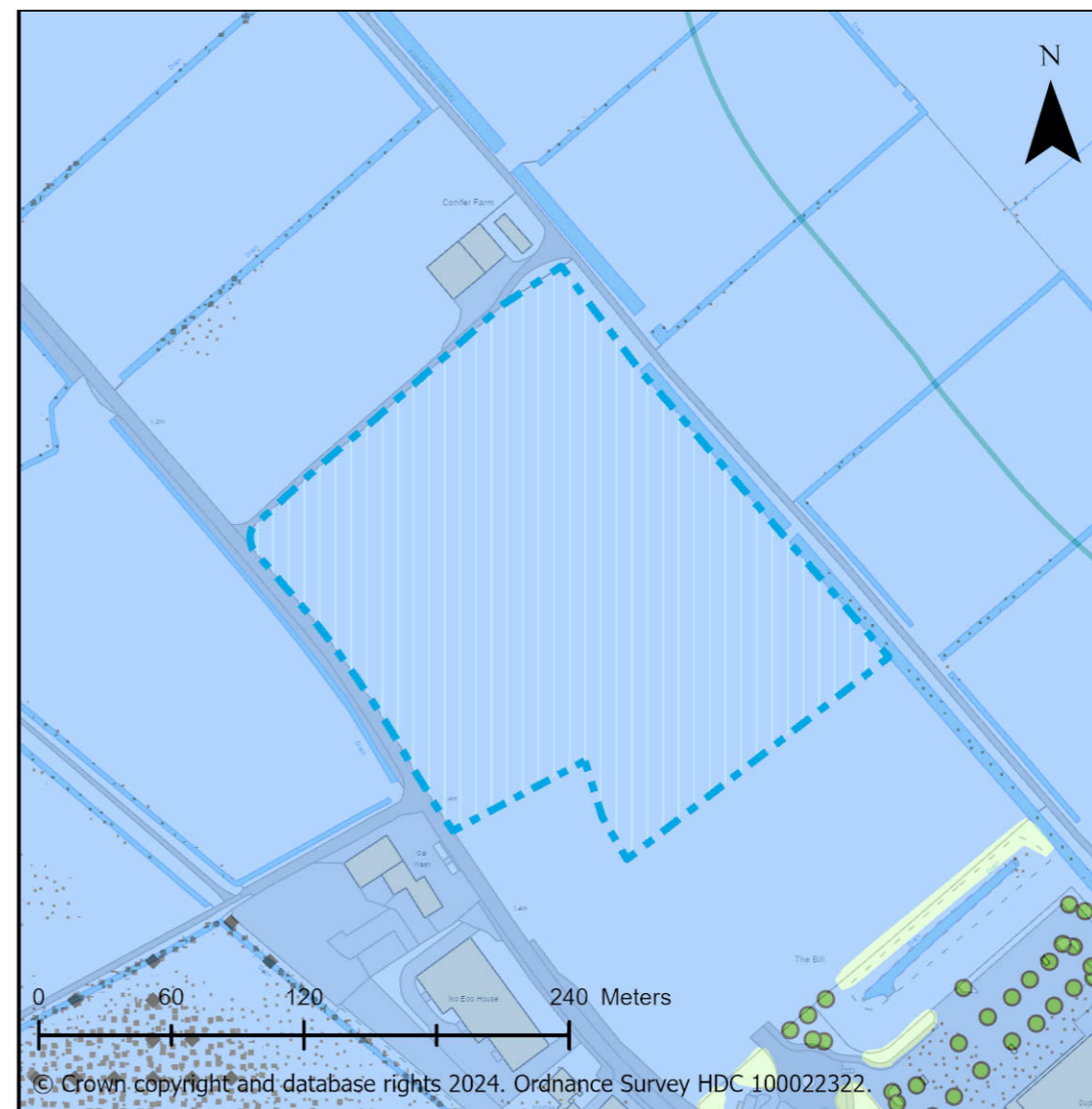
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:171
Relevant planning history	<ul style="list-style-type: none"> 0901127OUT – planning permission granted for mixed use business park with the amount of development (i.e. the proposed floor space) equating to 21,470 square metres of employment in use classes, B1, B2 and B8 and sui generis car sales, car breaking yard, combined heat and power uses and a children's day nursery in use class D1. Permitted in November 2010. 1400379REP - planning permission granted for mixed use business park with the amount of development (i.e. the proposed floor space) equating to 21,470

	<p>square metres of employment in use classes, B1, B2 and B8 and sui generis car sales, car breaking yard, combined heat and power uses and a children's day nursery in use class D1. Permitted in June 2014.</p> <ul style="list-style-type: none"> 19/00572/NMA – permission granted, the application omitted the car breaking yard, combined heat and power uses and a children's day nursery from the development. 19/00896/REM - reserved matters granted (appearance, landscaping, layout and scale) pursuant to outline planning permission 1400379REP (as amended by application 19/00572/NMA) comprising of employment (including trade counter sales)(use classes B1, B2 and B8), car sales, road, footpaths, parking and ancillary works. Consent granted in April 2019. 19/00364/OUT - planning permission granted for mixed-use development in two phases comprising A1, A3, A4 and A5 (Retail) and a mix of B1, B2 and B8 (Employment), D2 (Skate Park and MUGA), and Sui Generis Uses (Car Sales, Car Repairs and Veterinary Clinic) with all matters reserved except access. Permission granted in March 2020. The site promoter states that the permission has been implemented. 22/00744/REM - Approval of reserved matters (including details of access, layout, scale, landscaping and appearance) in relation to the construction of a supermarket (Use Class E) and a MUGA, open space, and other associated infrastructure including new vehicular access from St. Mary's Road, with the development comprising the first phase of development pursuant to 19/00364/OUT. Approval granted in October 2022. The site was assessed in the HELAA (2017) (site reference: St Mary's Road) but was not taken forwards as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	All the site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the site is wholly located within flood zone 3a	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of site is classified as grade 1 agricultural land and is within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

4 Ramsey

Ramsey 8: Peppers yard, Stocking Fen, Ramsey

Site reference	Ramsey 8
Site name	Peppers yard, Stocking Fen, Ramsey

Site address	Parish(es)	Site area (ha)
Peppers yard, Stocking Fen, Ramsey	Ramsey	4.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing Commercial: <ul style="list-style-type: none"> Employment 	20 riverside homes with facilities such as workshops/office space for start up businesses	Available 2024 - 2028 5 years

Core information

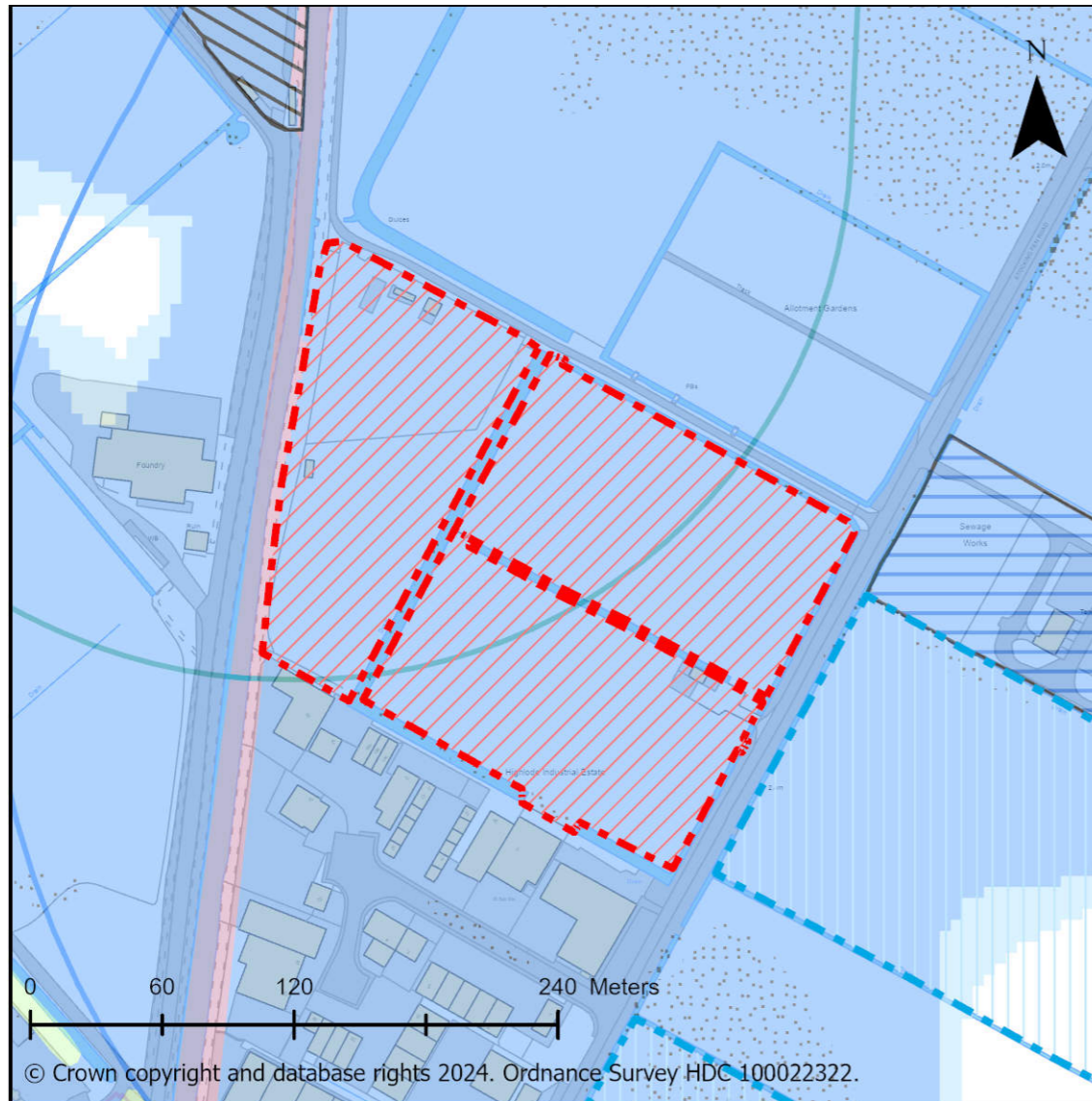
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:66
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The whole site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the whole site is within flood zone 3a.	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is adjacent to a water recycling area. Also half of the site is within 250m of a waste management area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



	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 amenity.
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Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of site is classified as grade 1 agricultural land and is within flood zone 3a. In addition, the site is adjacent to a water recycling area and half of the site is within 250m of a waste management area.	N/A	N/A

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land. Also the site is within 400m of a water recycling area and half of it is within 205m of a waste management area.
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Ramsey 9: School Farm, Stocking Fen Road, Ramsey

4.3 Note: This site has been submitted twice, for varying land uses:

- CfS:80 for residential, infrastructure and open space uses (natural, green or open space uses).
- CfS:120 for residential and employment development.

4.4 Each permutation has been assessed within this site assessment to avoid duplication.

Site reference	Ramsey 9
Site name	School Farm, Stocking Fen Road, Ramsey

Site address	Parish(es)	Site area (ha)
School Farm, Stocking Fen Road, Ramsey	Ramsey	5.8

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed uses submitted under CfS:80 Residential: <ul style="list-style-type: none"> • Market and/or affordable housing Infrastructure: <ul style="list-style-type: none"> • Supporting infrastructure Open Space uses: <ul style="list-style-type: none"> • Natural, green or open spaces 	No capacities provided by site promoter	Available 2023 Build out over 5 - 10 years
Proposed uses submitted under CfS:120 Residential: <ul style="list-style-type: none"> • Market and/or affordable housing 	No capacities provided by site promoter	Available 2023 Build out over 5 - 10 years

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> • Employment 		

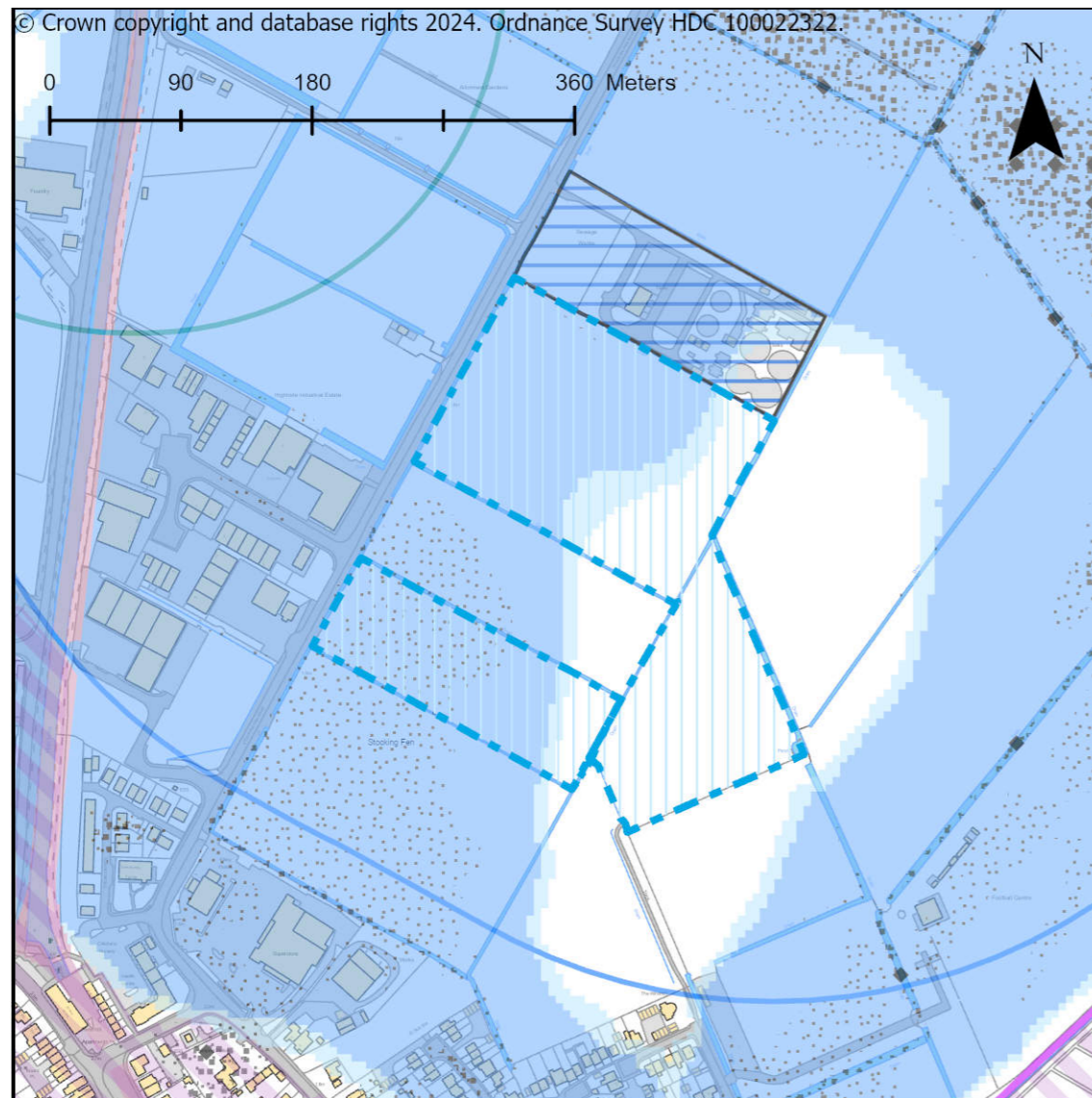
Core information

How was the site identified?	Call for site submissions: 1. Call for Sites 2023 submission - site reference - CfS:80 2. Call for Sites 2023 submission - site reference - CfS:120
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The vast majority of the site is classified as grade 1 agricultural land apart from a very small amount of the site along its southern edge.	Fail
Flood zone 3b	None but half of the site is within flood zone 3a	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site adjoins a water recycling area. The site promoter has not submitted an odour assessment so at	Fail

Fundamental constraints	Status	Outcome
	this time the site is discounted from further assessment.	
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because 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 amenity.
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Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the vast majority of the site is classified as grade 1 agricultural land apart from a very small amount of the site along its southern edge and the site adjoins a water recycling area. In addition, half of the site is within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

4 Ramsey

Ramsey 10: Land off Ugg Mere Court Road, Ramsey Heights

Site reference	Ramsey 10
Site name	Land off Ugg Mere Court Road, Ramsey Heights

Site address	Parish(es)	Site area (ha)
Land off Ugg Mere Court Road, Ramsey Heights	Ramsey	2.1

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 homes	Available 2023 Build out over 2 years

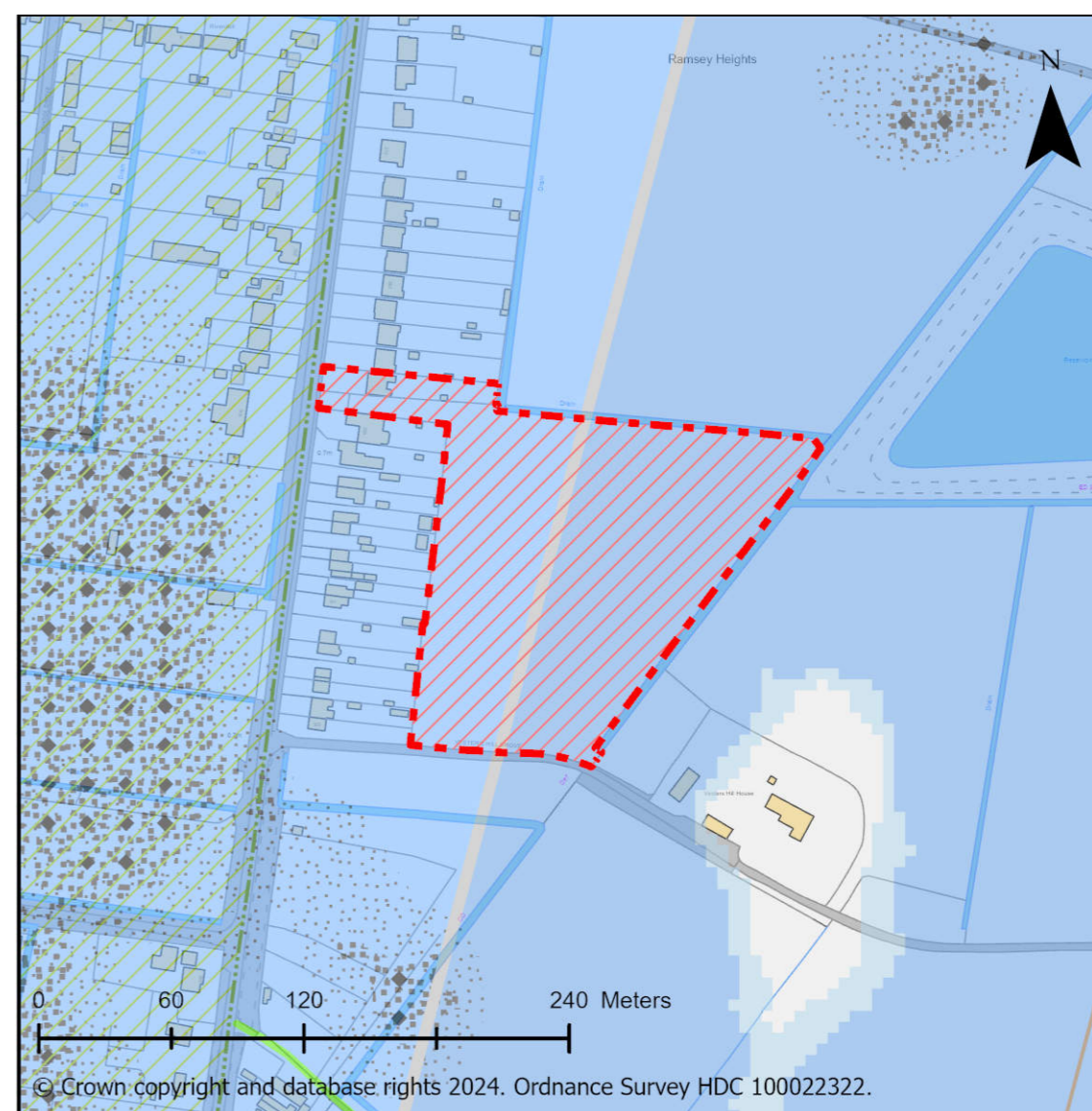
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:146
Relevant planning history	None relevant
Land type	Mostly greenfield land with some previously developed land
Current use of the site	Mostly agricultural land with a residential dwelling
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The whole of the site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but all of the site is within flood zone 3a	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

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Ramsey 11: Land off Middlemoor Road, Ramsey St Mary

Site reference	Ramsey 11
Site name	Land off Middlemoor Road, Ramsey St Mary

Site address	Parish(es)	Site area (ha)
Land off Middlemoor Road, Ramsey St Mary	Ramsey	3.9

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing 	Area A (south of Middlemoor Road) could accommodate 40 to 50 homes Areas A and B could accommodate 50 to 75 homes as well as the potential for community facilities within the scheme	Available 2024 - 2028 Build out over 2 - 3 years

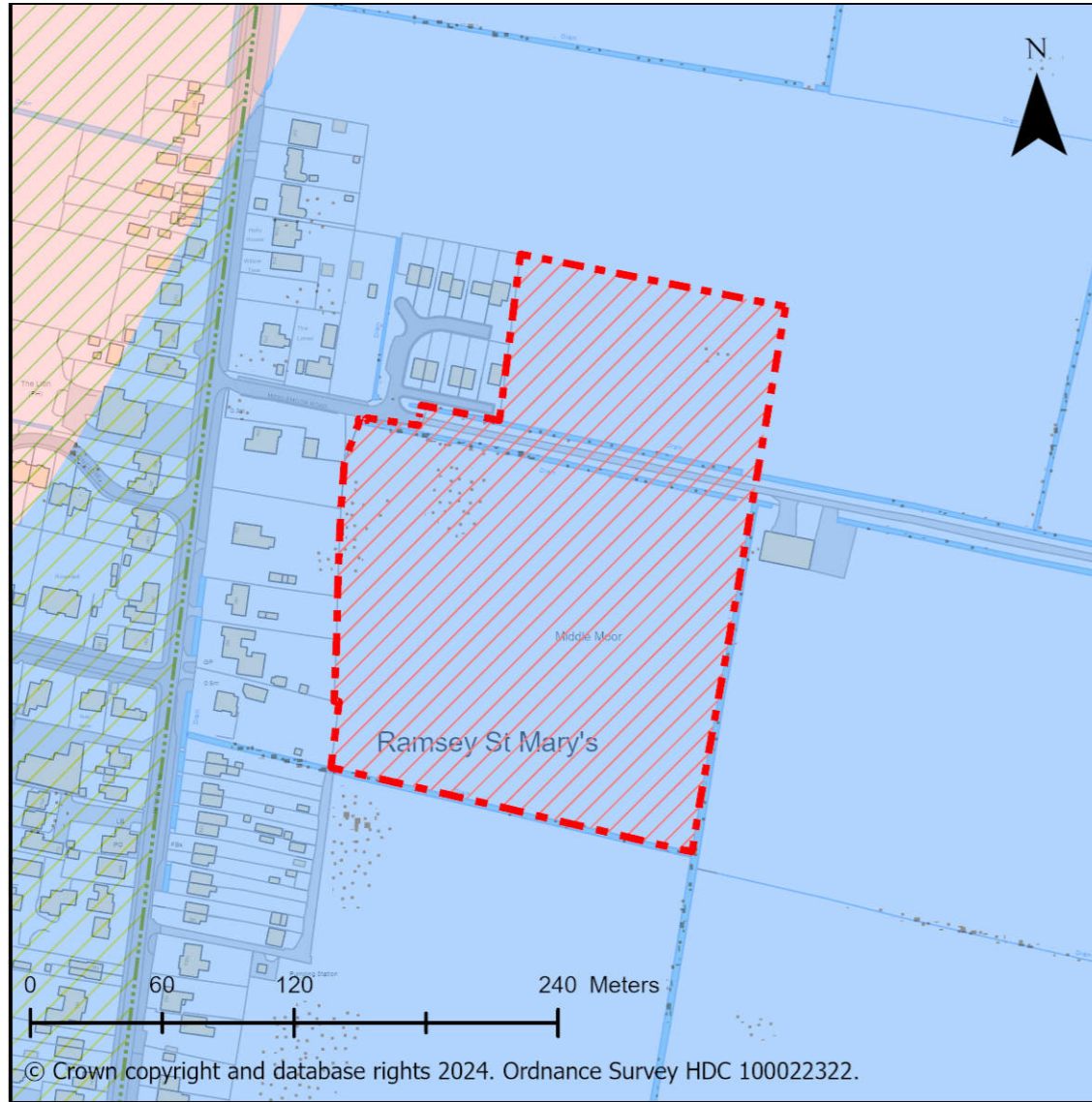
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:127
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> Flood Risk Assessment for the adjacent site (November 2015)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The site is wholly classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the whole of the site is within flood zone 3a	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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4 Ramsey

Ramsey 12: Chestnut Farm, Ramsey Mereside

Site reference	Ramsey 12
Site name	Chestnut Farm, Ramsey Mereside

Site address	Parish(es)	Site area (ha)
Chestnut Farm, Ramsey Mereside	Ramsey	4.32

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	10 - 20 homes	Available 2024 - 2028 Build out over 1 - 2 years

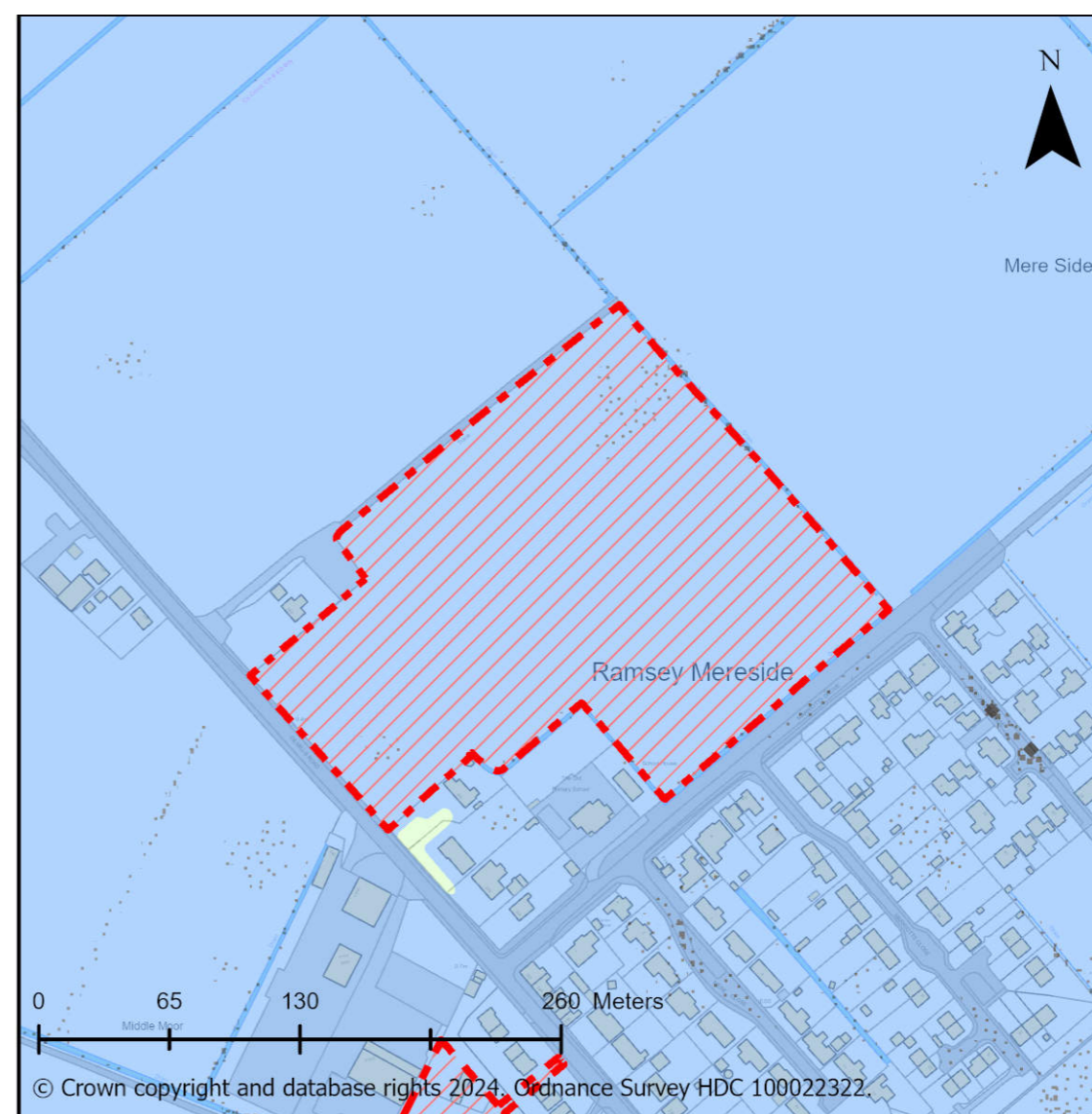
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:147
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The whole of the site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the whole of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

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4 Ramsey

Ramsey 13: Land on Oilmills Road, Ramsey Mereside

Site reference	Ramsey 13
Site name	Land on Oilmills Road, Ramsey Mereside

Site address	Parish(es)	Site area (ha)
Land on Oilmills Road, Ramsey Mereside	Ramsey	4.2

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	3 - 4 homes	Available 2023 Build out over 2 - 3 years

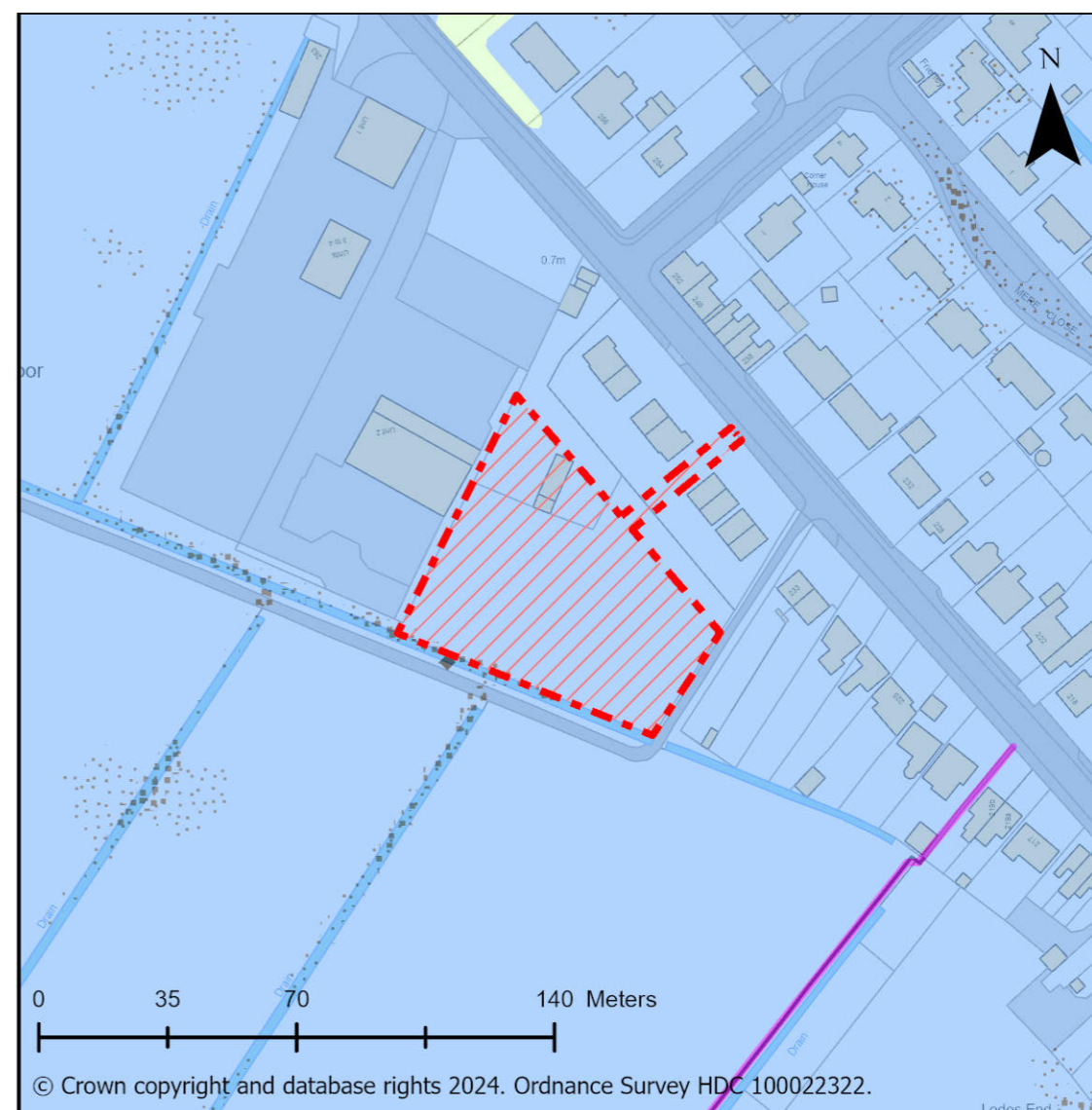
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:73
Relevant planning history	<ul style="list-style-type: none"> 1400144CLED - Application for lawful development certificate. Agricultural buildings used for domestic storage and parking in excess of 10 years. This was certified in February 2015.
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land with storage buildings
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The whole of the site is classified as grade 1 agricultural land	Fail

Fundamental constraints	Status	Outcome
Flood zone 3b	None but the whole of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

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4 Ramsey

Ramsey 14: Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot

Site reference	Ramsey 14
Site name	Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot

Site address	Parish(es)	Site area (ha)
Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot	Ramsey	1.4

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open space uses: <ul style="list-style-type: none"> Natural, green or open spaces Land to safeguard against flooding 	No capacity provided	Available 2024 - 2028 Build out over 1 years

Core information

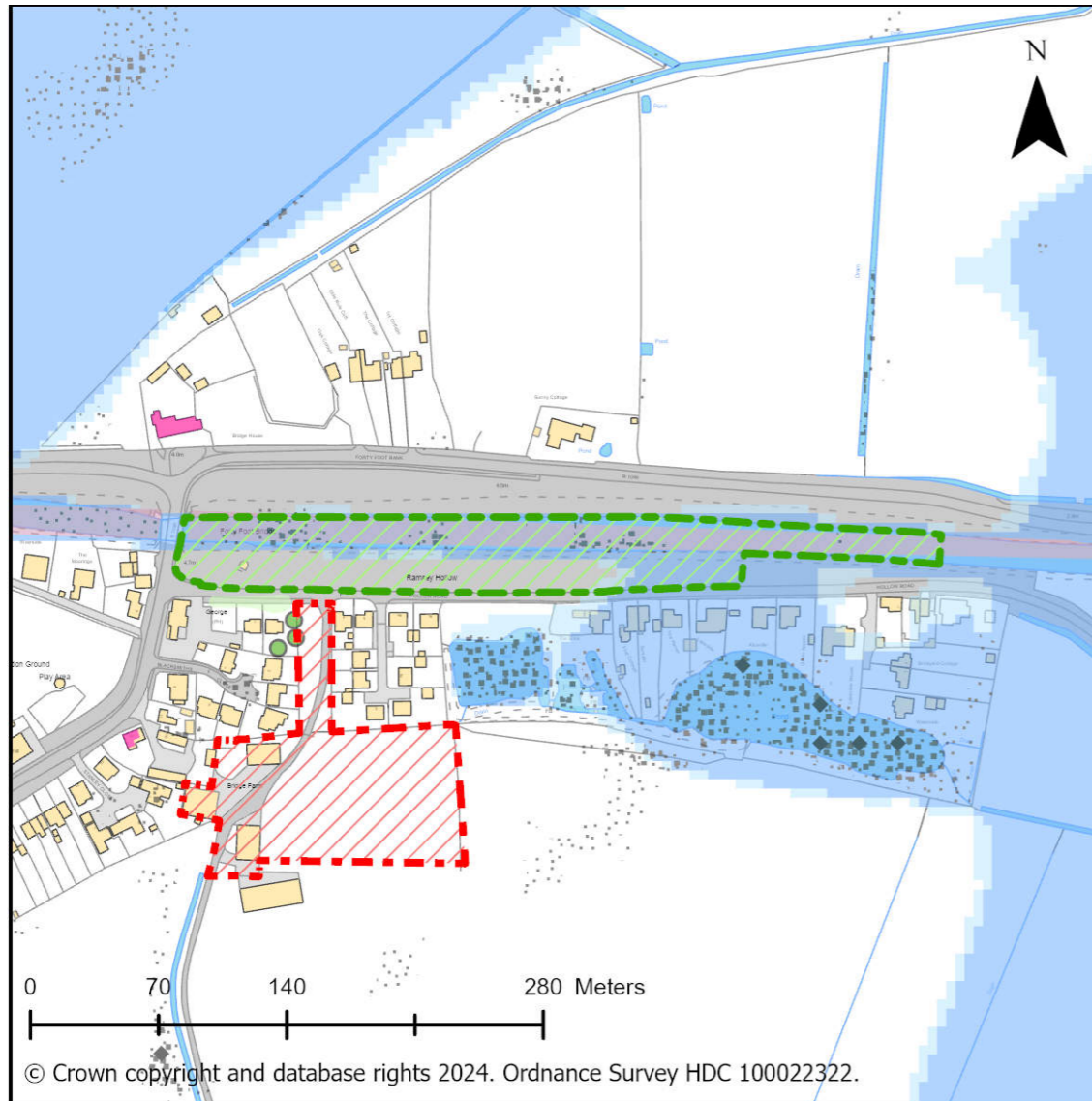
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:53
Relevant planning history	None relevant
Land type	Wholly greenfield land with Forty Foot/ Vermuden's Drain running through the site
Current use of the site	Community uses
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	38% of the site is within flood zone 3b, 28% in flood zone 3a, 3% in flood zone 2 and	Pass

Fundamental constraints	Status	Outcome
	31% in flood zone 1. The proposed land use is water compatible development.	
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



<p>is classified as being grade 2 agricultural land. There are some trees found along the banks of the water course. The site gently slopes from its highest point on its western side eastwards where land levels are some 3m less. This provides the site with a transitional nature between the settlement and the fenland landscape in that direction. To the south of the site are residential properties along Hollow Road, there are some further properties to the west alongside Forty Foot Bridge. To the north of the site are a few intermittent houses along Forty Foot Bank but to the north east and east of the site is open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the site's northern edge along Forty Foot Bank. There are no nature conservation designations on site. There are no heritage designations on site but it is adjacent to Bridge House which is a grade II listed building. The site can be accessed from Hollow Road to the south and Forty Foot Bank to the north.</p> <p>The site is greenfield so its development will not contribute to the reuse of previously developed land or regeneration. Only the very eastern edge of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is in individual organisation ownership and control who have promoted this site and supports its development. There are no known legal restrictions impacting the site. They wish to explore the possibility of installing permanent moorings, in collaboration with HDC. They anticipate delivering the site directly themselves and expect the site to be available between 2024 and 2028 and 1 year to complete.</p>	+
<p>Achievability</p> <p>The site promoter has identified that electricity supply and the public highway are accessible from the site's boundary. Mains water supply is accessible within the site while gas supply and digital and telecommunications infrastructure are unknown. The potential achievability of the development will need to ensure that it does not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body. Assessment will require engagement with the relevant water bodies and organisations to assess this.</p>	~
<p>Deliverability / developability</p> <p>There are no structures on site to clear. There are constraints on site that will need to be overcome such as flood risk, potential landscape impact and heritage impacts. The site promoter states that is intended to deliver development on site directly by the landowner (the Middle Level Commissioners) and that the site will available between 2024 and 2028. The site has however been promoted for moorings and land to safeguard against flooding,</p>	~

Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>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. The site consists of open land either side of the Forty Foot/ Vermuden's Drain located to the east of Forty Foot Bridge. It</p>	+
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the quantum has not been specified but the land owner wishes to explore the possibility of installing permanent moorings, in collaboration with HDC. At this time development is categorised as being developable until further technical work has been carried out and further assessment of the feasibility of moorings in this location with other specialist water bodies and organisations have

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Consists of open land either side of the Forty Foot/ Vermuden's Drain located to the east of Forty Foot Bridge
- Is heavily constrained by fluvial flood risk with 38% of the site being flood zone 3b, it is being proposed for water compatible development
- Has good access to services within Ramsey Forty Foot and also those within Ramsey but due it is more likely that these will be accessed via private car due to the distance and limited public transport options
- Some accessibility to public transport via bus but remote from a train station
- Accessible to natural green space
- Not constrained by nature conservation designations
- There are no heritage designations within the site but it is within the setting a listed building which may be impacted by developing the site
- Is located on the northern edge of Ramsey Forty Foot such that it could be successfully integrated with the existing place and community to provide additional open space and leisure opportunities

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered to be potentially appropriate for development subject to masterplanning to ensure that development can be successfully integrated with the existing place and community and that flood risk can be mitigated within the site
- Further engagement with the Middle Level Commissioners will be required to develop potential proposals further

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The net developable area will need to be determined in collaboration with the relevant water management bodies to reflect the capacity of the river and the physical layout of open space and leisure moorings.	Open space uses and leisure moorings	Post 2028 Complete over 1 year

Updates after the Initial Assessment

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Ramsey 15: Land at Bridge Farm, Ramsey Forty Foot

Site reference	Ramsey 15
Site name	Land at Bridge Farm, Ramsey Forty Foot

Site address	Parish(es)	Site area (ha)
Land at Bridge Farm, Ramsey Forty Foot	Ramsey	1.17

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable homes Open space uses: <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain opportunities Land to safeguard against flooding 	Approximately 30 homes Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:272
Relevant planning history	<ul style="list-style-type: none"> 23/00503/PMBPA for the proposed change of use of one agricultural building to provide three smaller dwellinghouses. This prior approval was granted in June 2023. 23/00502/PMBPA for the proposed change of use of two agricultural buildings to provide two dwellinghouses. This prior approval was granted in June 2023. 15/00192/OUT for the erection of dwelling land. This was located adjacent 2 Hollow Road to the west of the site's access. This was approved in July 2015 but has now lapsed.

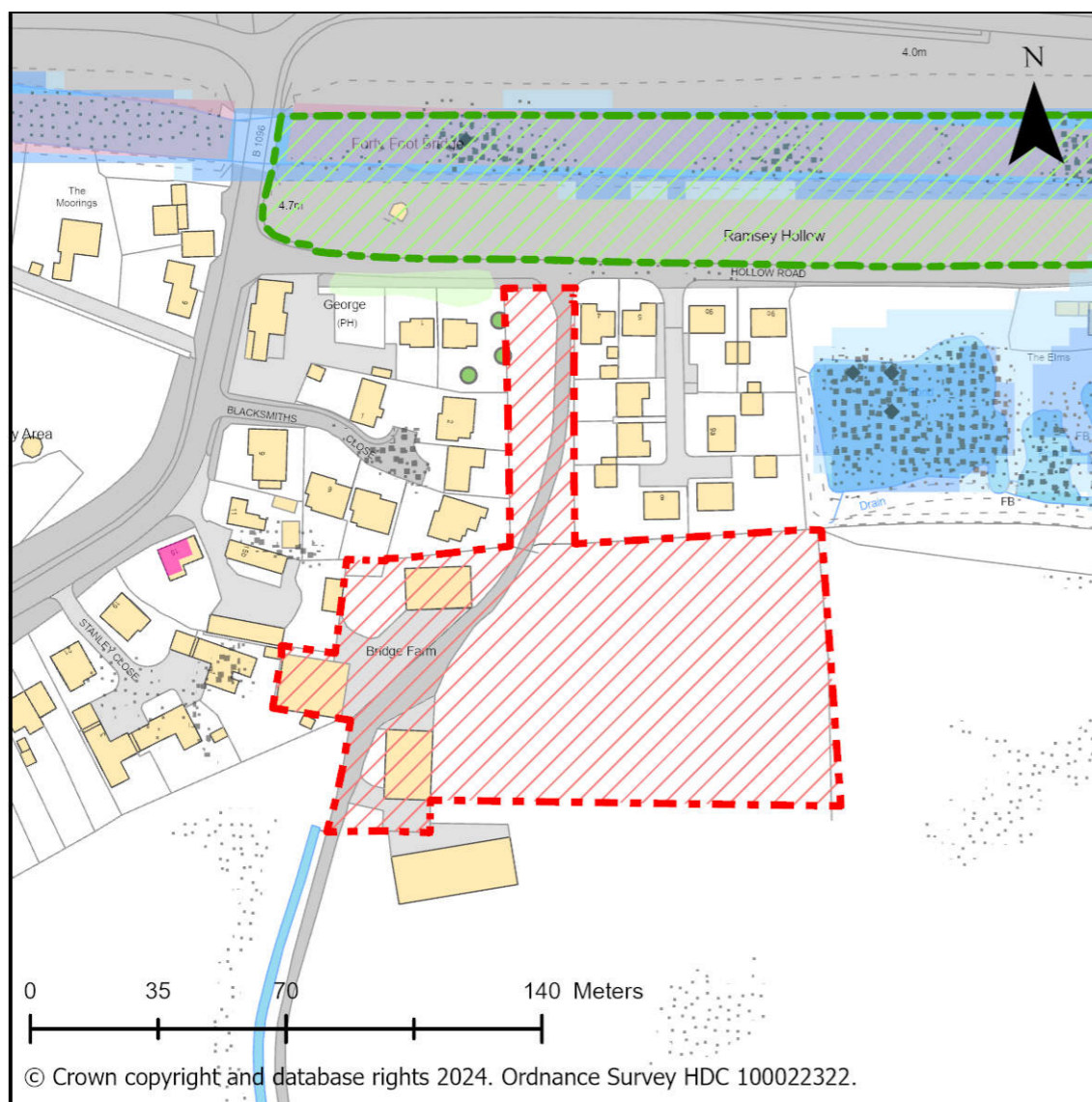
Land type	Wholly agricultural land
Current use of the site	Greenfield land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

4 Ramsey

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is wholly located within flood zone 1 with no recorded risk of surface water flooding. It is classified as being grade 2 agricultural land. The site is broadly level and is in agricultural use with agricultural barns located on the western side of the site. It is unclear at this stage if these will be retained or not as they benefit from prior approval for their conversion to</p>	+
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<p>residential properties. Its southern and eastern edges are clearly defined by hedgerows and a fence clearly marks the site's northern boundary. To the north and west of the site are residential properties and to the south and east is the open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. 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. There is an existing access into the site from Hollow Road which could be utilised and enhanced to serve the proposed development.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	+
<p>Availability</p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that the site will be delivered in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are minimal constraints impacting the site, there is a listed building within 50m of the site and built development could have an adverse impact. Masterplanning could potentially overcome these. The site contains several agricultural barns which benefit from prior approvals to convert them to a cumulative five new homes. There is an existing access into the site from Hollow Road and the potential land uses proposed are compatible with surrounding development.</p>	+
<p>Deliverability / developability</p> <p>The site is greenfield with potentially some agricultural structures to clear, although it is unclear from the call for site submission whether the existing structures are to be retained and converted in line with their prior approval or whether they will be removed to enable a comprehensive development.</p>	~

There are minimal constraints impacting the site and few topographical challenges. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as being grade 2 agricultural land
- Is not constrained by fluvial or surface water flood risk
- Has good access to services within Ramsey Forty Foot and also to shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey but due it is more likely that these will be accessed via private car due to the distance and limited public transport options
- Some accessibility to public transport via bus but remote from a train station
- Accessible to natural green space
- Not constrained by nature conservation designations
- There are no heritage designations within the site but it is within 50m of a listed building which may be impacted by developing the site
- Is located on the eastern edge of Ramsey Forty Foot such that it could be successfully integrated with the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered to be potentially appropriate for development subject to masterplanning to ensure that development can be successfully integrated with the existing place and community and reflective of local character.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 1.17ha	Residential - market and/or affordable houses	Available post 2028, subject to allocation status

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
80% net developable area to accommodate landscaping and open space uses 1.17 ha x standard proportion of 80% = 0.94ha	Low density of 25 dph anticipated due to the site's location on the edge of Ramsey Forty Foot. Capacity = 0.94 ha x 25 dph = 23 homes (this number may include the conversion of the existing barns into five dwellings with 18 on the rest of the site, or a holistic development across the whole site of 23 dwellings)	Build out over 2 years

Updates after the Initial Assessment

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4 Ramsey

Ramsey 16: Forty Foot Field, North of Mill Lane, Ramsey Forty Foot

Site reference	Ramsey 16
Site name	Forty Foot Field, North of Mill Lane, Ramsey Forty Foot

Site address	Parish(es)	Site area (ha)
Forty Foot Field, North of Mill Lane, Ramsey Forty Foot	Ramsey	1.47

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	None provided	Available 2024 - 2028 Build out over 3 years

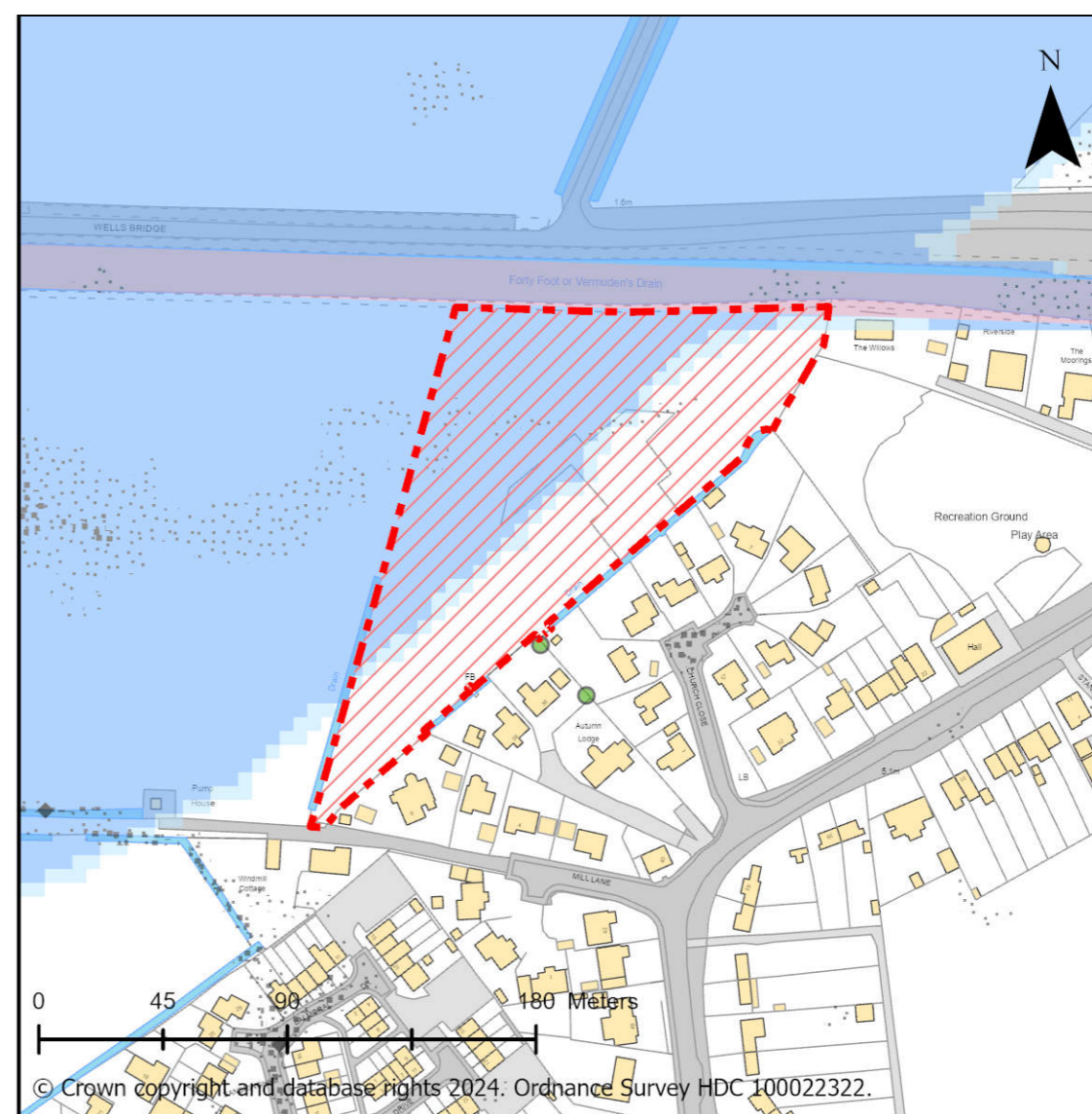
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:251
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	0.5% of the site is within flood zone 3b, 46.2% in 3a and 7.2% in flood zone 2.	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	-
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<p>The site is heavily constrained by fluvial flood risk with some 0.5% of the site is within flood zone 3b, 46.2% in 3a and 7.2% in flood zone 2. The remainder of the site within flood zone 1 forms a strip of land along its eastern edge immediately adjoining the built form. There is also risk from surface water flooding. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. The site is wholly classified as grade 2 agricultural land. The site gently rises upwards from west to east with the western edge of the site being at 0m and the eastern edge being between 3 and 4m. To the north there is the Forty Foot Drain, to the east and south are residential properties and to to the west is the open countryside. The sloping land levels towards the west and the very open nature of the countryside and lack of established boundary features means that development is likely to be more prominent on the landscape.</p> <p>There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. Access could potentially be achieved from Mill Lane.</p> <p>The site is mostly greenfield so its development will not contribute to the reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p> <p>Considering the very high flooding risk within the site and the more location of food zone 1 land being more challenging to develop as a result, the site is considered unsuitable for development.</p>	
<p>Availability</p> <p>The site is in the ownership of a single organisation with multiple control with legal agreement in place. Development is supported by all all owners. There are no known legal restrictions impacting the site. The site promoter states that it is intended to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and could take up to 3 years to complete.</p>	+
<p>Achievability</p> <p>The site promoter has identified that accessibility to all access and services are unknown and they are uncertain. There site is heavily constrained by fluvial flood risk with 54% of the site in flood zone 2, 3a and 3b. The site could be accessed from Mill Lane.</p>	-
<p>Deliverability / developability</p> <p>There are no existing structures to clear but there is very significant risk from flooding across 54% of the site and with the elements within flood zone 1 forming a narrow strip on the eastern/southern edge of the site makes it less practical to deliver good quality</p>	-

development on the land at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. An allocation status is sought for the site. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No due to the majority of the site being located within flood zones 2, 3a and 3b and the proposed residential uses being classed as a more vulnerable use.</p>
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Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

4 Ramsey

Ramsey 17: Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey

Site reference	Ramsey 17
Site name	Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey

Site address	Parish(es)	Site area (ha)
Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey	Ramsey	1.34

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable homes Open space uses: <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain opportunities Land to safeguard against flooding 	Approximately 30 homes Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028 Build out over 2 years

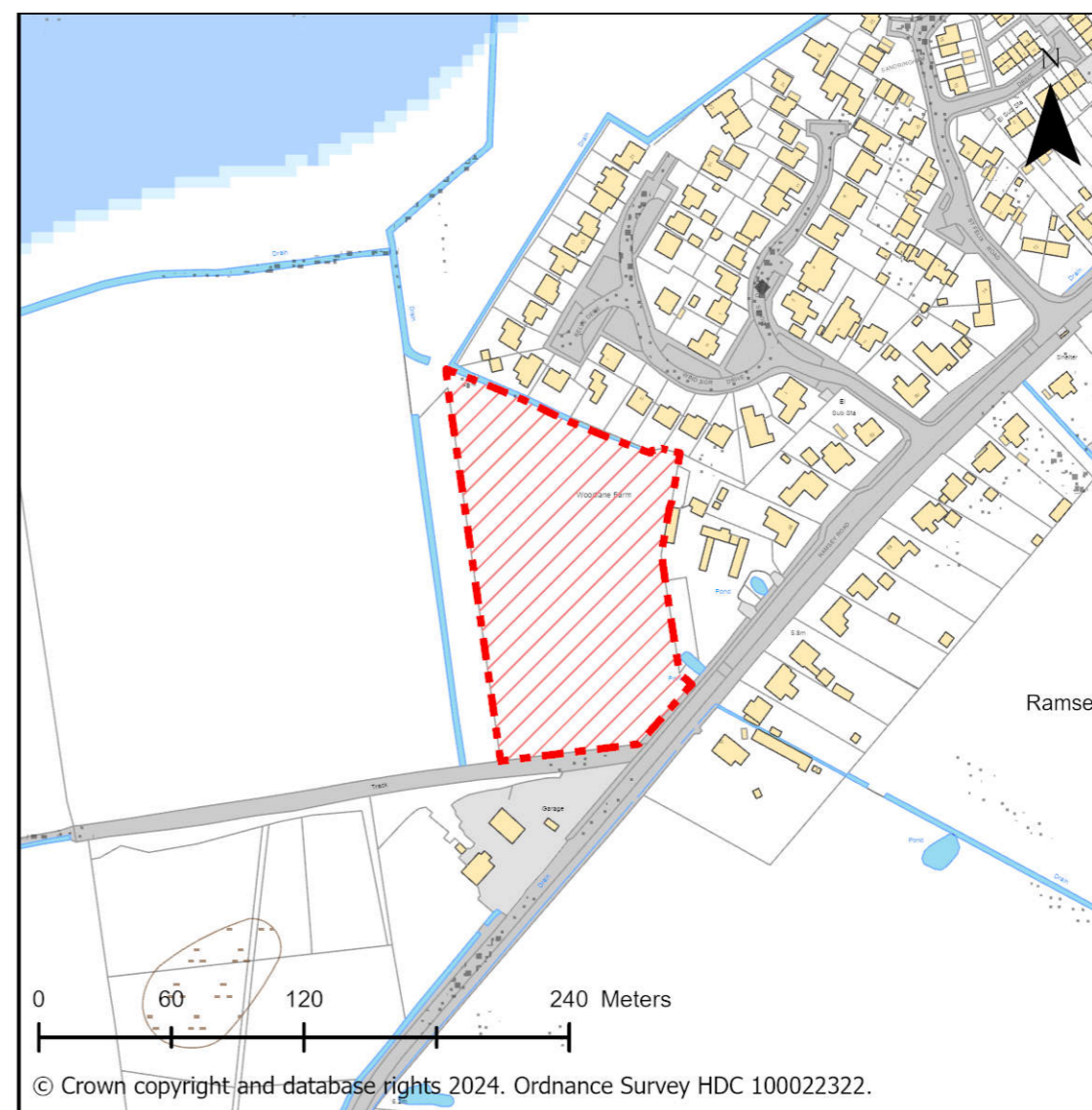
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:271
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is wholly located within flood zone 1 with no recorded risk of surface water flooding. It is classified as being grade 2 agricultural land. The site is broadly level and in keeping with the elevation of the settlement itself but the surrounding topography gently falls away into the fenland landscape. The potential impact of built development on the edge of the settlement is softened by the presence of established trees and vegetation along its edges, most notably its western and southern edges. There are a few trees within the site near to its southern edge. To the north of the site, it adjoins residential development, to the east is a farm complex and to the south is a car dealership. To the west of the site is open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achieved from Ramsey Road (B1096).</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	+
<p>Availability</p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that the site will be delivered in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a sensitive location in landscape terms as the surrounding landscape gently falls and transitions into the fenland countryside but the existing established trees and vegetation provide screening already. These should largely be retained within the development to soften the impact of development. It is noted that some may need to be removed along the southern boundary of the site to enable access from Ramsey Road. The potential land uses proposed are compatible with surrounding development.</p>	+
<p>Deliverability / developability</p>	~

The site is greenfield with no structures to clear. There are minimal constraints impacting the site, it is in a sensitive location in terms of landscape even though the site itself is broadly flat, the surrounding landscape gently falls away. This will require masterplanning to soften the impact of development and overcome this. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as being grade 2 agricultural land
- Is not constrained by fluvial or surface water flood risk
- Has good access to services within Ramsey Forty Foot and also to shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey but due it is more likely that these will be accessed via private car due to the distance and limited public transport options
- Some accessibility to public transport via bus but remote from a train station
- Not accessible to natural green space
- Not constrained by nature conservation or heritage designations
- Is located on the south western edge of Ramsey Forty Foot such that it could be successfully integrated with the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered to be potentially appropriate for development subject to masterplanning to ensure that development can be successfully integrated with the existing place and community and reflective of local character. The established tree belt on its western side can be utilised as part of a wider landscape and open space scheme within the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 1.34ha 80% net developable area to accommodate landscaping and open space uses 1.34 ha x standard proportion of 80% = 1ha	Residential - market and/or affordable houses Low density of 25 dph anticipated due to the site's location on the edge of Ramsey Forty Foot. Capacity = 1 ha x 25 dph = 27 homes	Available post 2028, subject to allocation status Build out over 2 years

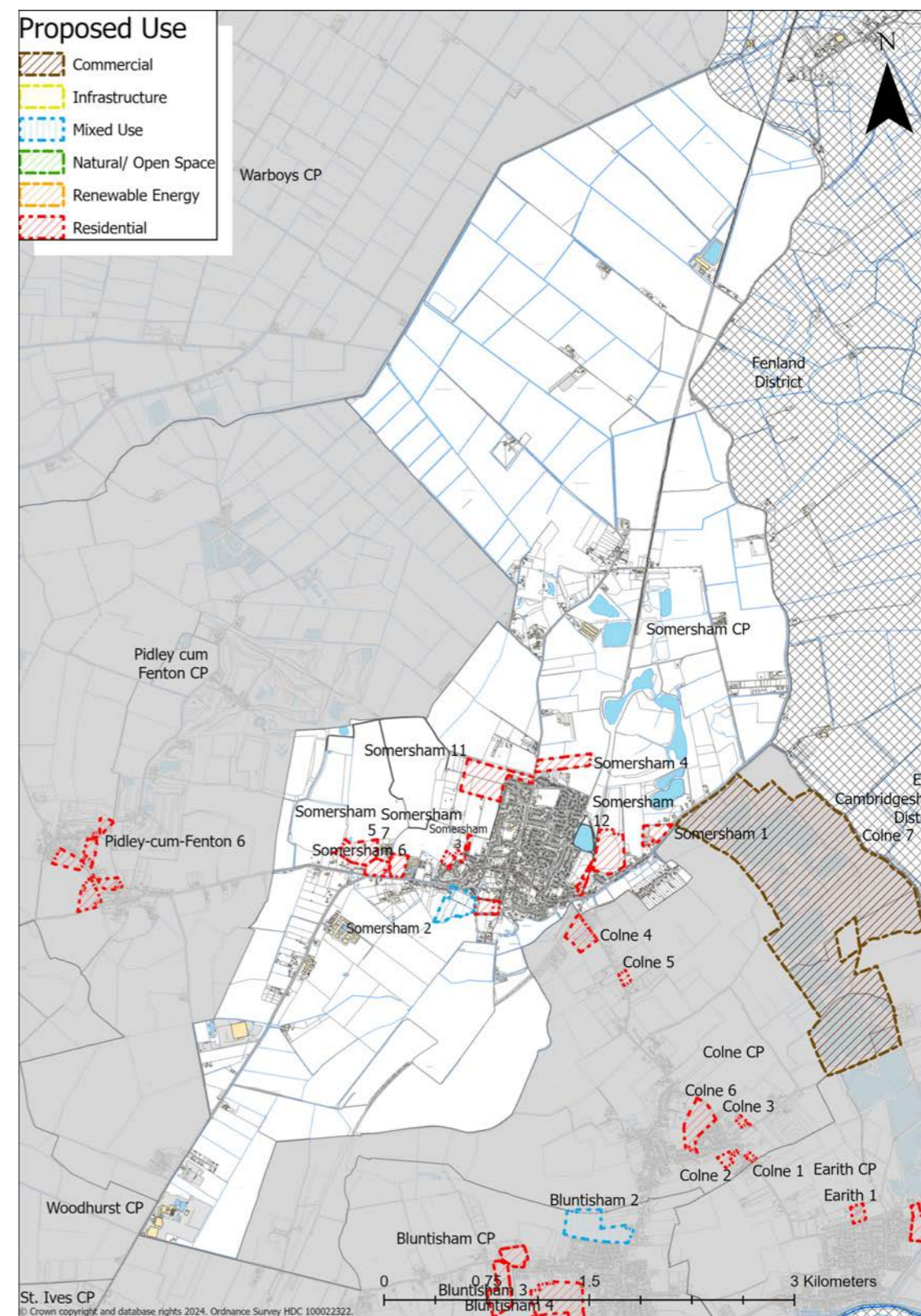
Updates after the Initial Assessment

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5 Somersham

5.1 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, Somersham
- Somersham 7: Land to South-West 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: 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



5.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

Somersham 1: Dews Bus and Coach Depot, Chatteris Road, Somersham

Site reference	Somersham 1
Site name	Dews Bus and Coach Depot, Chatteris Road, Somersham

Site address	Parish(es)	Site area (ha)
Dews Bus and Coach Depot, Chatteris Road, Somersham	Somersham	2.15ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 homes	Available 2024 to 2028 Build out 2 years.

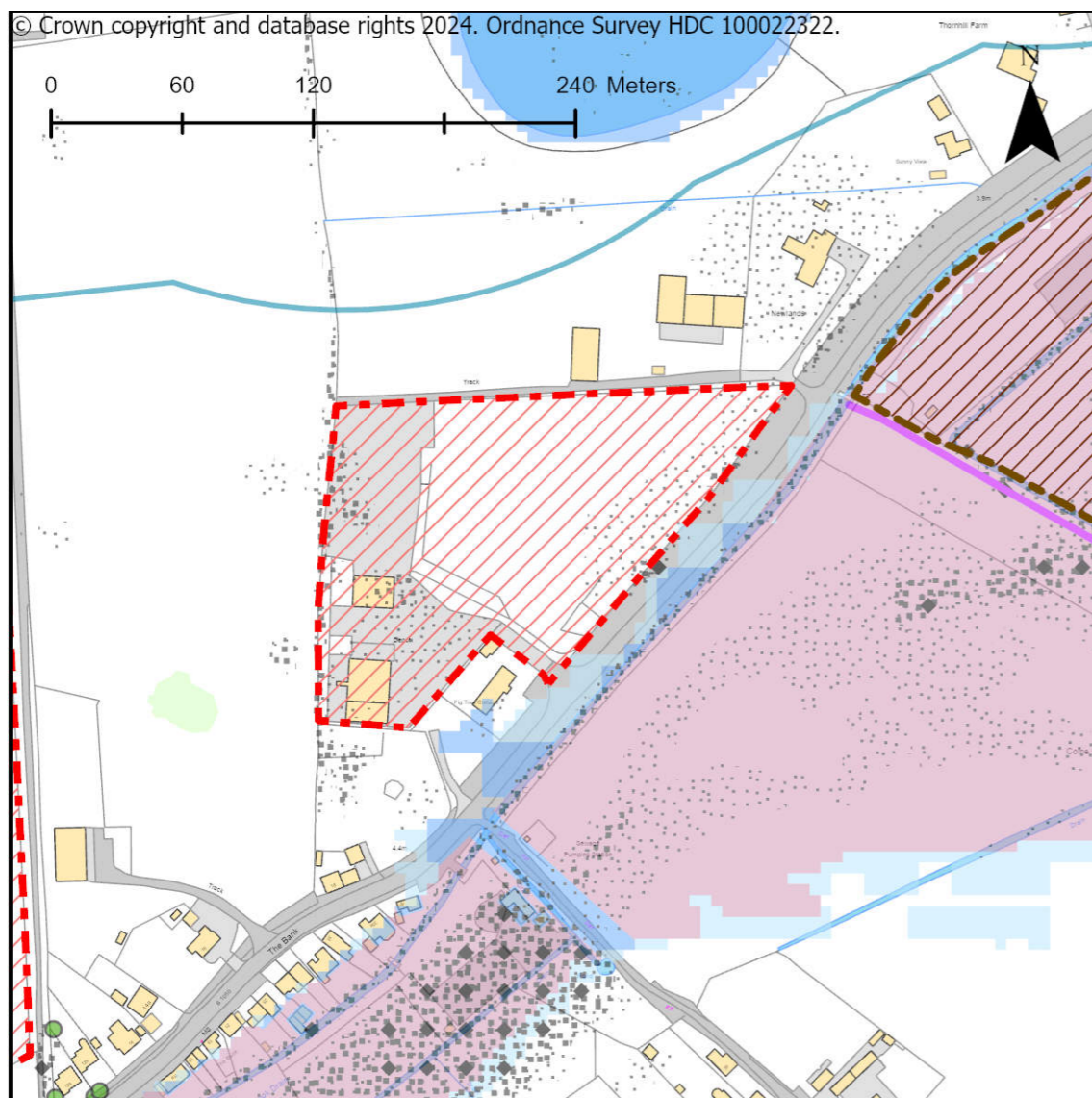
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 163
Relevant planning history	<p>Application number: 19/00458/PIP Proposed development: Permission in Principle Application for erection of up to two dwellinghouses Outcome: Refused</p> <p>Application number: 16/01327/FUL Proposed development: Extension of existing offices Outcome: Approved</p> <p>Application number: 15/01444/HHFUL Proposed development: Garage and garden store Outcome: Approved</p> <p>Application number: 0901170FUL Proposed development: Erection of steel framed building Outcome: Approved</p> <p>Application number: 0800770OUT Proposed development: Erection of steel framed building Outcome: Approved</p> <p>Application number: 0401606FUL Proposed development: Extension to dwelling including provision of ancillary residential accommodation Outcome: Approved</p>

Land type	Part previously developed land and part greenfield
Current use of the site	Commercial
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is predominantly within flood zone 1 99.96%, flood zone 2 is present on less than 0.001ha of the site. The site is part previously developed land and part greenfield land and classified as grade 2 agricultural land.</p> <p>The land is flat and in keeping with the surrounding area. The site fronts Chatteris Road with existing access associated with the site's current use as a bus and coach depot. The southern boundary is mostly screened from Chatteris Road by trees and hedgerow, as is the western and northern boundaries. The site is well contained. Within the site, the western third is dominated by hardstanding and buildings in association with the operation of the</p>	+
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<p>site. The eastern portion is greenfield. on the south western corner sits a residential building. The site is well screened and would have negligible impact on the surrounding countryside if trees and hedgerow were retained. The site would need to consider the integration of the existing residential building on the south west corner.</p> <p>currently used as a bus and coach depot.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is part previously developed and part greenfield land and therefore offers some opportunities to contribute to regeneration. The site is currently in use as a coach and bus depot and therefore there is the potential for contamination on site which may require resolution. The site is within a sand and gravel mineral safeguarding area, but not within or a water recycling area or buffer zone.</p>	~
<p>Availability</p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 years. The redevelopment of the site will requires the relocation of an existing depot, the landowners are actively working to secure a suitable replacement site and would be looking to relocate as soon as this land is secured.</p>	~
<p>Achievability</p> <p>Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Access to gas supply is unknown.</p> <p>Contamination has been identified as an issue which would require resolution. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines.</p> <p>The landowner notes that the site is well managed, that there is no known significant contamination present and that contamination is not expected to be a significant constraint. A desk study ground investigation report and risk assessment would be prepared to support any planning application for residential development on the site assisting with investigation and remediation.</p>	+
<p>Deliverability / developability</p> <p>There are no known legal restrictions. There are minimal constraints. The site is available from 2024 to 2028, but would require relocation of the existing use which may delay development. The site is therefore as developable.</p>	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- 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
- The site is wholly greenfield grade 2 agricultural land.
- 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 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.
- The proposed density of the development would be in keeping with the density approved for allocation SM5.
- No footpaths are present on the site frontage.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to be integrated with the existing community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway
- Proposes 50 homes which would contribute to the housing needs of the district.
- Would require pedestrian footpaths to facilitate safe active travel routes into the centre of Somersham to access services and facilities.
- Would require retention of trees and hedgerows where possible.
- Requires flood mitigation.
- Is part previously developed and part greenfield land and therefore offers some opportunities to contribute to regeneration.
- Will requires the relocation of an existing depot, before redevelopment could commence.
- Would require relocation of the existing use which may delay development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.15ha 70% net developable area to allow for retention of trees and hedgerow and flood mitigation. $2.15\text{ha} \times 70\% = 1.505\text{ha}$	Net developable area of 1.505ha Residential - Market and/or affordable housing Low density of 35dph to reflect site's location within a larger village and the lower density context of the surrounding housing. Capacity = $1.505\text{ha} \times 35\text{dph} = 53 \text{ homes}$	Available post 2027 to allow for allocation of site and commencement of adjacent housing allocation SM5. Build out 2 to 3 years

Updates after the Initial Assessment

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Somersham 2: Somersham Town Football Club and land to the south of the Football Club, Somersham

Site reference	Somersham 2
Site name	Somersham Town Football Club and land to the south of the Football Club, Somersham

Site address	Parish(es)	Site area (ha)
Somersham Town Football Club and land to the south of the Football Club, Somersham	Somersham	4.4

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing Open space uses: <ul style="list-style-type: none"> Natural, green or open spaces 	70 - 80 homes Two football pitches	Available 2024 - 2028 1 year to establish the new football pitch and 2 to 3 years to build out

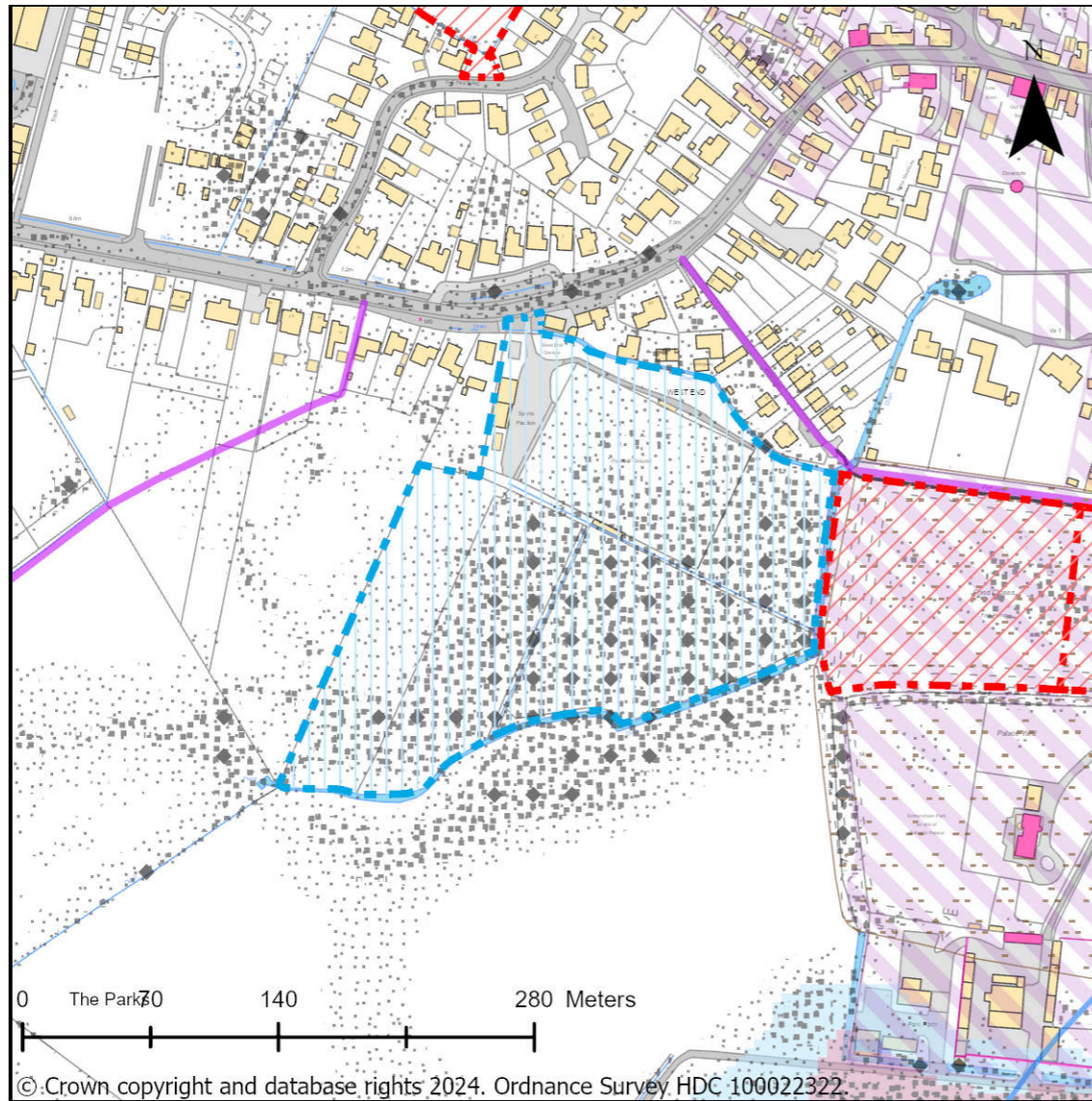
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:55
Relevant planning history	<ul style="list-style-type: none"> None relevant Part of the site was assessed in the HELAA (2017) (site reference: Somersham Town Football Ground). The site was taken forward as an allocation in the Huntingdonshire Local Plan to 2036 under policy SM4 and allocated for 45 homes.
Land type	Greenfield land
Current use of the site	Agricultural land and football pitch
Supporting information	<ul style="list-style-type: none"> Planning Statement (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



the site, there are also tree lines running through the site. Development on the site could have a significant impact on the landscape particularly long views from the south unless appropriately mitigated. To the north of the site is High Street and residential development, to the west of the site is an area of established dense trees providing a rural character to the area, to the east is Pond Closes and to the south is the open countryside. Several drains run through the site and also along its southern boundary.

There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph and electricity poles run through the site. There are no nature conservation designations on site. 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. 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. There is an existing access into the site from High Street which serves the current football club.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only the eastern edge of the site is located within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will be required to determine if this is a viable resource. It is beyond 400m from a water recycling site.

Availability

The site is owned by multiple individuals, there is a legal agreement in place on the site though between these owners. The development of the site is supported by all land owners. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by a housebuilder who is now involved with the site. It is stated that the site will be available between 2024 and 2028 and it will take 1 year to establish the new football pitch and 2-3 year build.

Achievability

The site promoter identifies that all access and services are accessible from the site boundary. They also identify that a gas main easement located along the northern site boundary. The site is in a sensitive location in terms of its relationship with the landscape setting and also regarding heritage assets. As highlighted, the site promoter has submitted an illustrative masterplan which seeks to address these constraints. Surface water flooding

Assessment of Site Potential

Context, constraints and potential suitability	
The site is wholly located within flood zone 1 with substantial risk from surface water flood risk across the whole of the site. 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. It is broadly level with hedgerows and vegetation clearly defining its edges and enclosing	~

<p>is another key constraint which needs to be overcome, the outcomes of the level 2 SFRA and engagement with the LLFA will determine if this risk can successfully be overcome with the appropriate sustainable drainage solutions.</p>	
<p>Deliverability / developability</p> <p>Part of the site which contains the existing football club and grounds is allocated in the current Local Plan, the site promoter has highlighted that a constraint to the site's delivery has been the relocation of the football ground. This site submission includes additional land to the south of the football ground which is proposed as the relocation site for the football club as well as providing an second pitch. The site promoter anticipates this to overcome the relocation constraint to delivering the site and a housebuilder is now involved with the site. No planning application has yet been submitted. Considering these factors, the site is categorised as being developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is greenfield land consisting of grade 3 agricultural land but part of the site is in use as a football ground • Within flood zone 1 but there is substantial risk from surface water flooding across the site • In walking distance to several local leisure and cultural facilities, a local shop and primary education • Limited accessibility to a range of employment opportunities • Proposal includes relocating the existing football pitch within the site and provision of an additional pitch alongside residential development • Not constrained by nature conservation designations • It is adjacent to the conservation area and scheduled monument • Located on the western edge of Somersham accessible via a footpath connection into the village. The site does extend into the countryside to the south but it is largely enclosed by existing hedgrows and vegetation. • The proposed uses are compatible with surrounding land uses <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is potentially appropriate for a mixed use development of new homes alongside enhanced sports provision utilising the existing access into the site from High Street.
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- Development will need to retain and incorporate appropriate landscaping and mitigation against adversely impacting heritage assets and their setting as well as minimise the sense of encroachment into the countryside.
- Masterplan may be impacted by the presence of overhead electricity cables.
- Incorporate appropriate sustainable drainage solutions to address surface water flood risk and ensure homes are resilient and resistant to flooding.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 4.4ha</p> <p>50% net developable area to allow land for the football pitches, sufficient landscaping and sustainable drainage.</p> <p>4.4 ha x standard proportion of 50% = 2.2 ha</p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 35 dph anticipated in keeping with surrounding densities within the village.</p> <p>Capacity = 2.2 ha x 35 dph = 77 homes.</p>	<p>Available post 2028, subject to allocation status</p> <p>Build out over 3 years</p>

Updates after the Initial Assessment

<p> </p>

Somersham 3: Land North of The Pasture and South of Rectory Lane, Somersham

Site reference	Somersham 3
Site name	Land North of The Pasture and South of Rectory Lane, Somersham

Site address	Parish(es)	Site area (ha)
Land North of The Pasture and South of Rectory Lane, Somersham	Somersham	0.95

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	13 homes	Available 2023 Build out over 1 year

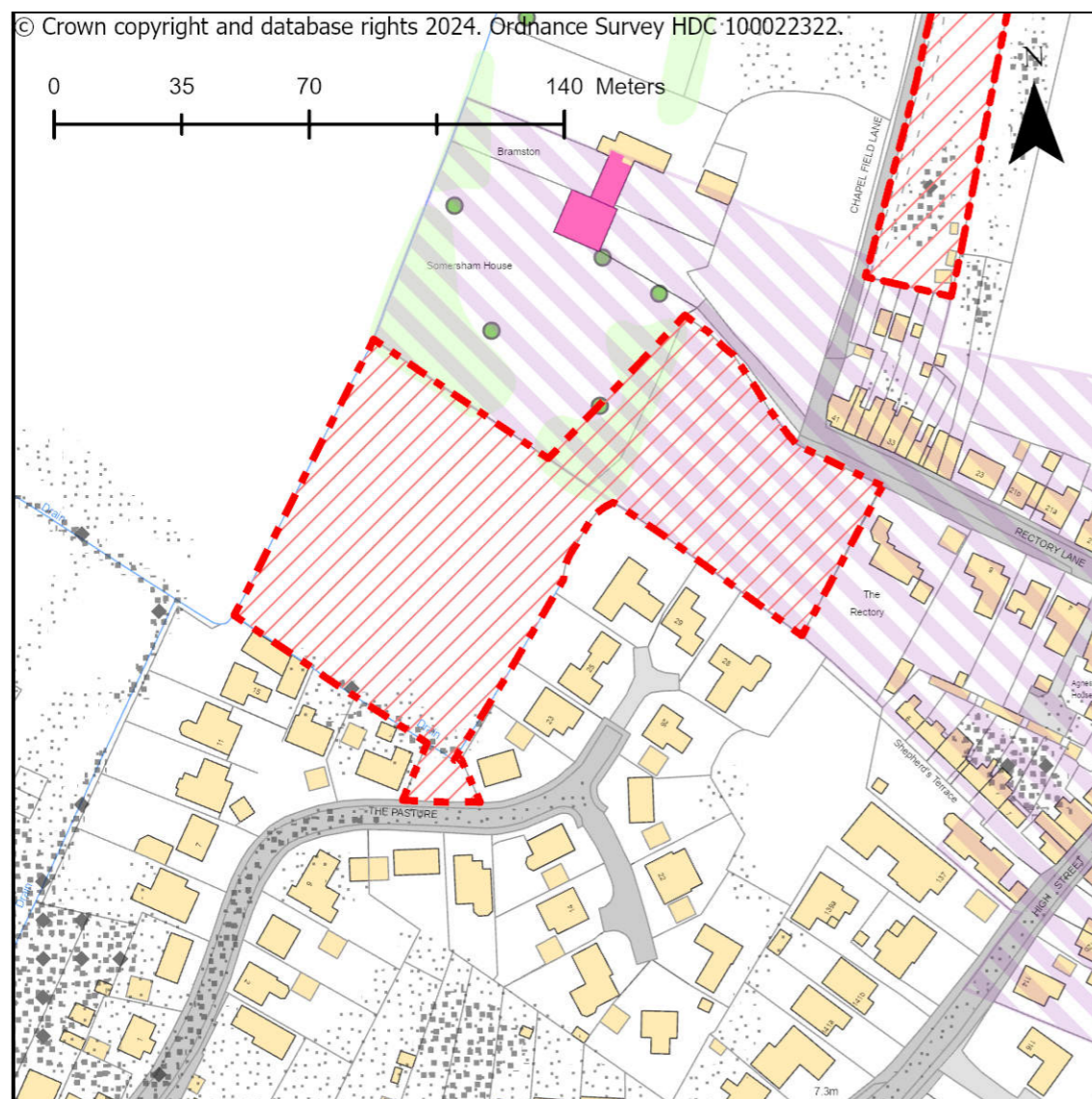
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:107
Relevant planning history	<ul style="list-style-type: none"> 21/02111/OUT for outline planning permission for 11 dwellings and associated works (all matters reserved) was approved in December 2022. The site was assessed in the HELAA (2017) (site reference: The Pasture). Part of the site was taken forward as an allocation in the Huntingdonshire Local Plan to 2036 under policy SM3 and allocated for 15 homes.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	Outcome
The site is wholly located within flood zone 1 with some risk from surface water flooding along its southern edge near to The Pasture. It is wholly classified as grade 2 agricultural land. The site is broadly level but rises gently up towards the northern boundary by some 2m. There is existing established hedging along each boundary. Some of the trees on its	~

<p>northern edge are protected by an area Tree Preservation Order, a Tree Preservation Area is also present where access may be required to connect the two sites. This has the potential to impact on biodiversity and ecology and prevent integration of the two parcels. To the south and east of the site are residential properties, to the north is Somersham House and its large grounds (some of the development site includes land within this building's curtilage), and to the west is open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph and electricity poles run through the site. There are no nature conservation designations on site. The eastern parcel of the site is within the conservation area. To the north is the grade II listed Somersham House, development could have a significant impact on heritage assets by, removing some of the historic setting of the house and by virtue of obstructing views through or physically detracting from the character of the conservation area. Access to the site may be achieved from The Pasture as demonstrated through the approved outline permission. However access to the eastern parcel is more challenging as Rectory Lane is a very narrow road and may require upgrading which would require further investigation. It is unclear if masterplanning could successfully integrate the parcels to provide a comprehensive development or provide access running through the site from western parcel to the eastern parcel. As previously mentioned impact on the tree preservation areas and setting of Somersham House could be significant.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within a mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	~
<p>Availability</p> <p>The site is owned by multiple individuals, there is a legal agreement in place on the site though between these owners. The development of the site is supported by all land owners. There are no known legal restrictions impacting the site. The site promoter states that it is intended to acquire planning permission and then sell the site to a third party for development. It is stated that the site is available now and will take 1 year to build.</p>	+
<p>Achievability</p> <p>The site promoter identifies that all access and services are accessible from the site boundary. The site is sensitively located in terms of heritage assets with the proposed site removing part of the historic setting of Somersham house a grade II listed building. The presence of protected trees is also a constraint, removal of which has the potential to impact on biodiversity and ecology and may prevent integration of the two parcels. Access from Rectory Lane may be a restriction due to its narrow nature and may require upgrading which would require further investigation. It is unclear whether masterplanning could</p>	~

successfully integrate the parcels to provide a comprehensive development and may need to be developed in isolation. Further evidence would be required. There is also some surface water flood risk which would require mitigation.	
<p>Deliverability / developability</p> <p>The site is greenfield with no structures to clear. The western parcel is already allocated in the current Local Plan for residential development and benefits from outline planning approval. The additional eastern parcel is not allocated and poses additional design challenges because of constraints relating to heritage impact, access and protected trees. The site is also in multiple ownership but there is a legal agreement in place. The site promoter intends to acquire planning permission and then sell the site to a third party for development. Considering these factors, and even though part of the site is allocated for development in the current Local Plan and for the whole of the site to be comprehensively masterplanned and brought forward beyond an outline planning approval, the site is categorised as being developable.</p>	

- Is significantly constrained by the presence of protected trees which have the potential to impact on biodiversity and ecology and impact on the curtilage and setting of a grade II listed building preventing integration of the two parcels.
- Would require access from The Pasture and Rectory Lane for the respective parcels of land to prevent significant impact on heritage assets and tree preservation orders.
- The western parcel is potentially appropriate for residential development subject to appropriate masterplanning to overcome heritage, landscaping, and tree constraints.
- 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.
- Requires flood mitigation

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is greenfield land consisting of grade 2 agricultural land • Within flood zone 1 with some risk from surface water flooding • In walking distance to several local leisure and cultural facilities, a local shop and primary education • Limited accessibility to a range of employment opportunities and natural greenspace • Connection between the two parcels of land is impeded by impact on the setting of a listed building and tree preservation areas • The eastern parcel is within the conservation area and within the setting of a listed building • The eastern parcel presents issues relating to access, especially from Rectory Lane which is very narrow with substantial parking impeding movement. • Located on the western edge of Somersham accessible via a footpath connection from The Pasture • There are protected trees which will need to be retained • Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha. <p>In combination the outcomes of the LAA and SA indicate that the site:</p>

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 0.95ha</p> <p>Development of the whole site as one parcel is not considered achievable due to the impact on tree preservation orders and listed building.</p> <p>The proposed site has been split as follows:</p> <ul style="list-style-type: none"> • Western parcel - Gross site area 0.6ha • Eastern Parcel - Gross site area 0.35ha 		<p>Available post 2028, subject to allocation status</p> <p>Build out over 2 to 3 years</p>
<p>Western Parcel</p> <p>Gross site area 0.6ha</p> <p>70% net developable area to allow land for mitigation on heritage, trees and flooding.</p> <p>0.6 ha x 70% = 0.42 ha</p>	<p>Net developable area of 0.42ha</p> <p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated in keeping with surrounding densities within</p>	<p>Available now - outline planning permission approved</p> <p>Build out over 2 to 3 years</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	the village and minimise impact on hertiage and protected trees. Capacity = 0.42 ha x 25 dph = 11 homes.	
<p>Eastern Parcel</p> <p>Gross site area 0.35ha</p> <p>Removal of 0.10ha to allow for provision of 5-6 parking spaces for residents of Rectory Lane to alleviate congestion (subject to confirmation)</p> <p>Remaining site area = 0.25ha</p> <p>70% net developable area to allow land for mitigation on heritage, trees and flooding.</p> <p>0.25 ha x 70% = 0.175 ha</p>	<p>Net developable area of 0.175ha</p> <p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated in keeping with surrounding densities within the village and minimise impact on heritage and landscape.</p> <p>Capacity = 0.175 ha x 25 dph = 4 homes</p>	<p>Available post 2028</p> <p>Build out over 2 to 3 years</p> <p>However the site capacity is below 5 homes and therefore may not meet the criteria for allocation.</p>

Updates after the Initial Assessment

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Somersham 4: Land East of Parkhall Road, Somersham

Site reference	Somersham 4
Site name	Land East of Parkhall Road, Somersham

Site address	Parish(es)	Site area (ha)
Land East of Parkhall Road, Somersham	Somersham	3.34

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing 	60 homes	Available 2023 Build out over 2 years

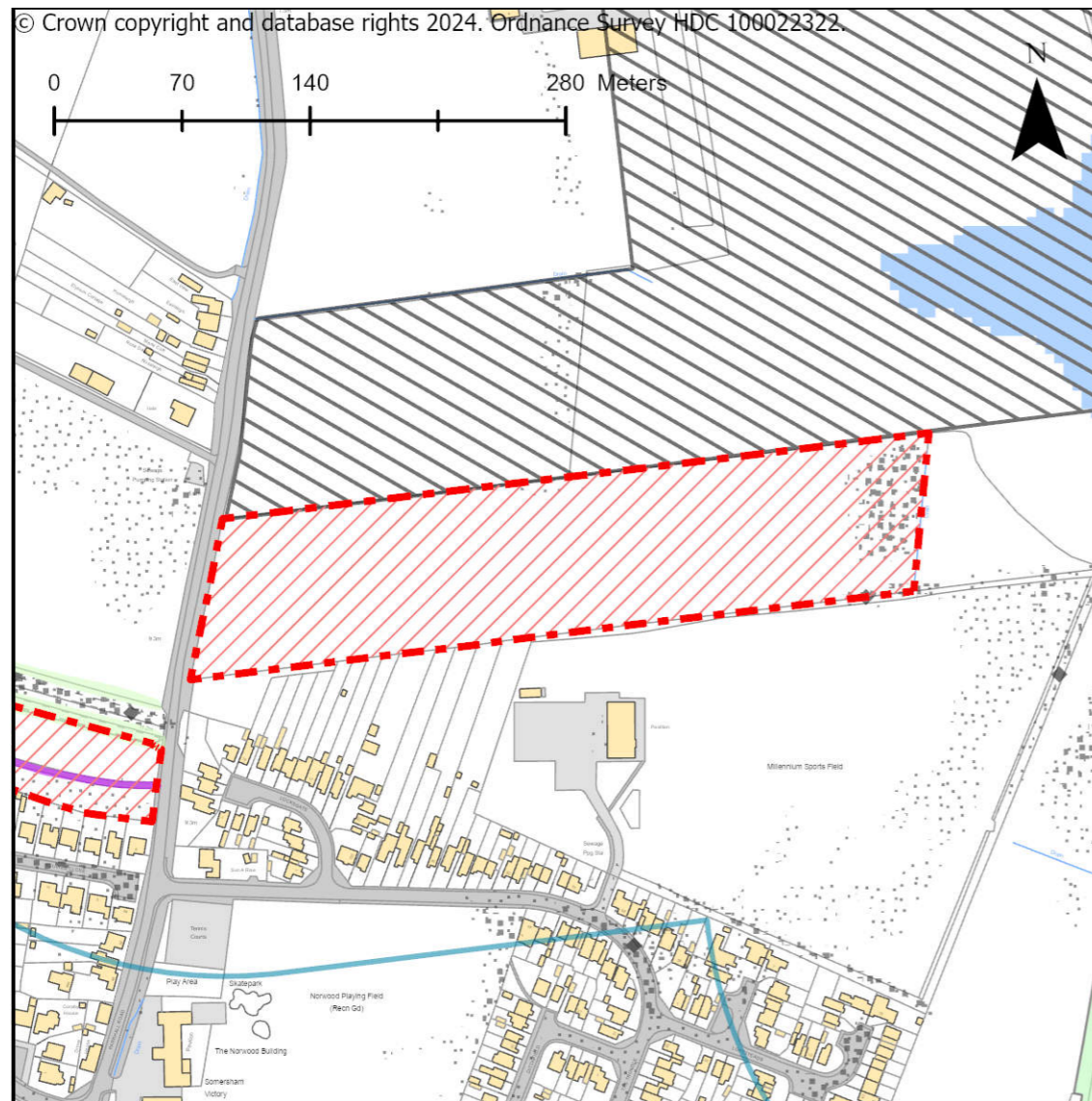
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:102
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> Access Appraisal (May 2023) Constraints and Opportunities Plan (drawing number: SKO1, revision A) (May 2023) Ecological Appraisal (June 2023) Flood Risk and Drainage Scoping Report (April 2023) Illustrative Masterplan (drawing number: SKO2, revision A) (May 2023) Landscape and Visual Appraisal (June 2023) Promotional Document (May 2023) Topographical (drawing number: 23225-23-01) (April 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site adjoins a Mineral Development Area. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.	Fail

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site adjoins a Mineral Development Area.	N/A	N/A

Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the whole site falls within the consultation area for a Mineral Development Area. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.
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Somersham 5: Land to West of College Farm, Somersham

Site reference	Somersham 5
Site name	Land to the West College Farm, Somersham

Site address	Parish(es)	Site area (ha)
Land to the West College Farm, Somersham	Somersham	3.92ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	85 homes	Available 2024 to 2028 Build out 2 to 3 years

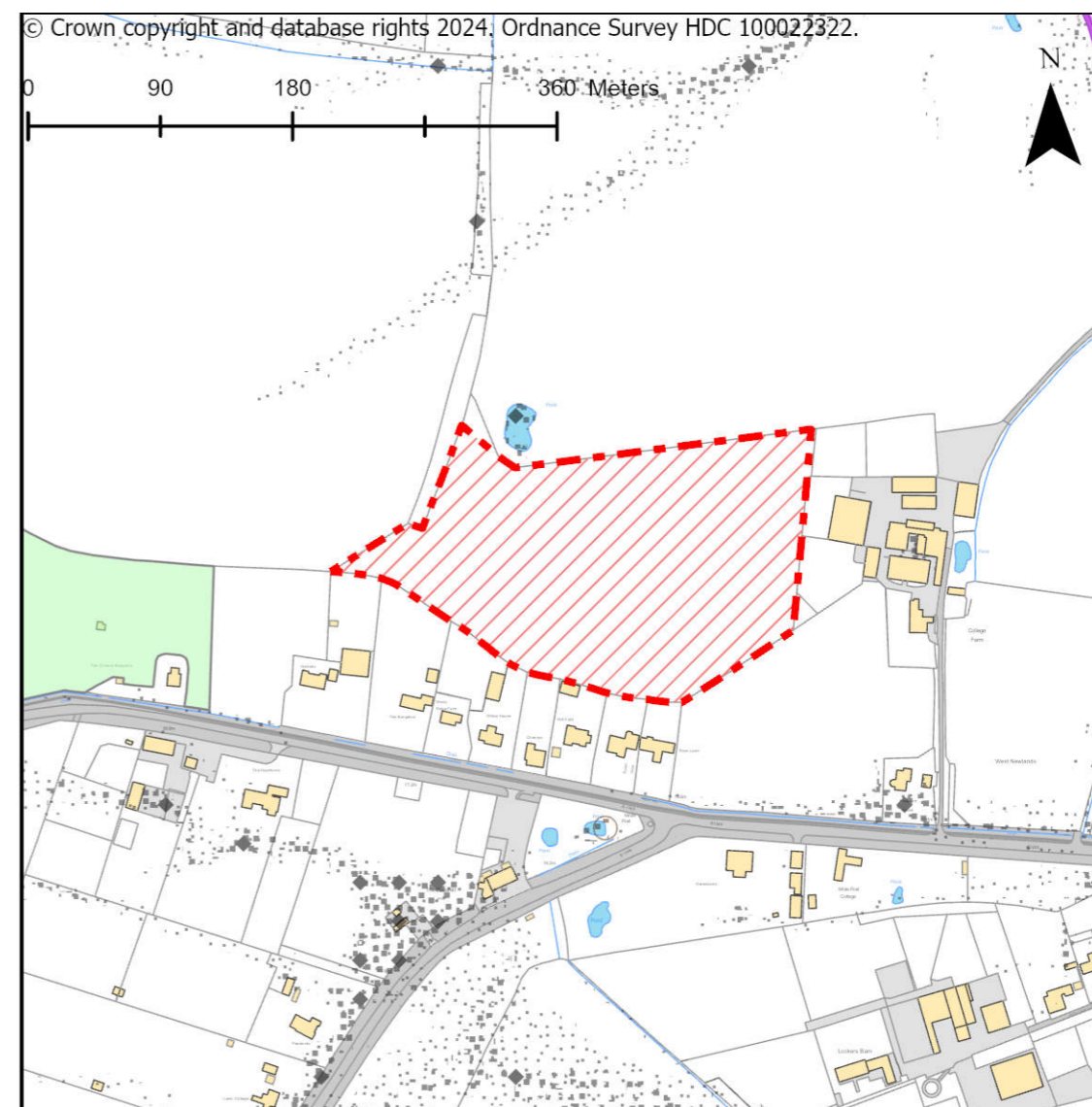
Core information

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 57
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	-
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<p>The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield grade 2 agricultural land.</p> <p>The site is flat agricultural land. The site is north of the B1089 and set back from the road with residential properties bounding the southern edge, employment uses the western edge and greenspace the south eastern corner. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. Development would be required to demonstrate how it can integrate with the surrounding uses. There is no access to the proposed site and it is detached from the B1089 by a field.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	
<p>Availability</p> <p>The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development.</p>	+
<p>Achievability</p> <p>Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. No access has been identified for the site. Access would be required through adjacent land which could cause issues with ransom strips and viability of the site, thus affecting delivery. The site is detached from the B1089 by a field. Further information would be required to establish the deliverability of the site.</p> <p>The site promoter notes that access from the nearest public highway (St. Ives Road) would be required to go through the adjacent parcel of land to the south-east. The aforementioned land has also been submitted for consideration as part of this Call for Sites consultation.</p>	-
<p>Deliverability / developability</p>	-

There are no known legal restrictions. The site is available from 2024 to 2028, but would require relocation of the existing use which may delay development. Access is a significant constraint and would be required through adjacent land which could cause issues with ransom strips and viability of the site, thus affecting delivery, meaning further information would be required to establish the deliverability of the site. The site is classified as undeliverable.

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No, due to constraints to the site regarding access and the detached nature of the site.</p> <p>An alternative development proposal including this site is set out in Somersham 7: Land to the West of College Farm (larger site), Somersham.</p>
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Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site was considered inappropriate for development due to due to constraints to the site regarding access and the detached nature of the site.	N/A	N/A

Updates after the Initial Assessment

Somersham 6: Land to South of College Farm, Somersham (smaller site)

Site reference	Somersham 6
Site name	Land to the South of College Farm, Somersham (smaller site)

Site address	Parish(es)	Site area (ha)
Land to the South of College Farm, Somersham	Somersham	1.70ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	42 homes	Available 2024 to 2028 Build out 2 to 3 years

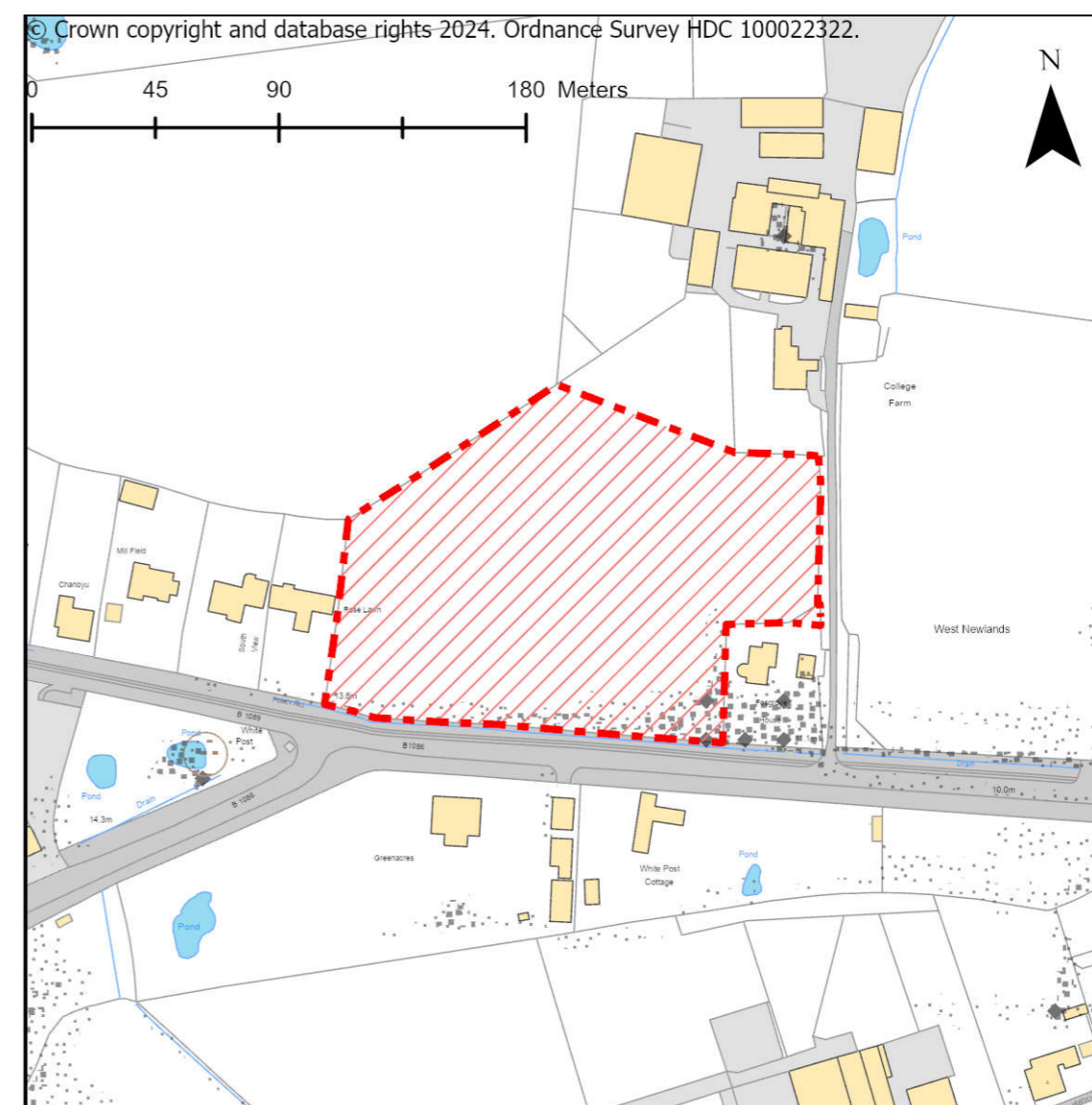
Core information

How was the site identified?	Call for sites 2023 site submission: site reference - CFS: 233
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	+
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<p>The site is not constrained by fluvial flood risk, some surface water flood risk is present on the southern edge of the site. The site is wholly greenfield grade 2 agricultural land.</p> <p>The site is flat and the southern boundary sits on the B1089, allowing for potential access to the site. Residential properties bound the western edge of the site and the south eastern corner, a residential property sits outside the north eastern corner with employment uses to the north east. Low hedgerow and some trees bounds the southern edge and a footpath. Trees and hedgerow bound the north western edge with some tree planting within the site. Landscape impact may be minimal if hedgerow is to be retained, consideration of retention of existing trees should be considered. Development would be required to demonstrate how it can integrate with the surrounding uses.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	
<p>Availability</p> <p>The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development. The site promoter notes that interest has been shown from a national house builder.</p>	+
<p>Achievability</p> <p>Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site sits on the B1089 which would assist with the logistics of construction, access would be required from here. There are no known issues of significance to be resolved.</p> <p>The site promoter states that the site would be directly accessed off St Ives Road.</p>	+
<p>Deliverability / developability</p>	~

There are no known legal restrictions or known significant issues to be resolved. The site is available from 2024 to 2028 and build out is expect to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development. The site is therefore classified as developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is not constrained by fluvial flood risk, some surface water flood risk is present
- The site is wholly greenfield grade 2 agricultural land.
- The site has limited access to services, facilities and employment opportunities with a public house and football ground within 800m. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities.
- A scheduled monument is within 40m of the site
- 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.
- The site links to the village of Somersham via a footpath.
- Trees and hedgerow bound the north western boundary meaning that landscape impact would be minimal if they were to be retained.

In combination the outcomes of the LAA and SA indicate that the site:

- Is well connected via active travel but currently remote from the main residential area of Somersham, which could present disadvantages when considering sustainable locations for development.
- Could contribute to the housing needs of the district.
- Would require retention of trees and hedgerows where possible.
- Requires flood mitigation.
- Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land.

- The proposed density is very low which would reflect the site's location.
- May require heritage impact assessment.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 1.70ha</p> <p>70% net developable area to allow for retention of trees and hedgerow and flood mitigation.</p> <p>1.70 x 70% = 1.19ha</p>	<p>Net developable area 1.19ha</p> <p>Residential - Market and/or affordable housing</p> <p>Low density of 35dph to reflect site's location within a larger village and the lower density context of such areas.</p> <p>Capacity = 1.19ha x 35dph = 42 homes</p>	<p>Available post 2027 to allow for allocation of site and build out of nearby housing allocation SM2. With reassessment of sustainability at this stage.</p> <p>Build out 2 to 3 years</p>

Updates after the Initial Assessment

5 Somersham

Somersham 7: Land to the South of College Farm (larger site), Somersham

Site reference	Somersham 7
Site name	Land to the South of College Farm (larger site), Somersham

Site address	Parish(es)	Site area (ha)
Land to the South of College Farm (larger site), Somersham	Somersham	5.62ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	125 homes	Available 2024 to 2028 Build out 3 to 4 years

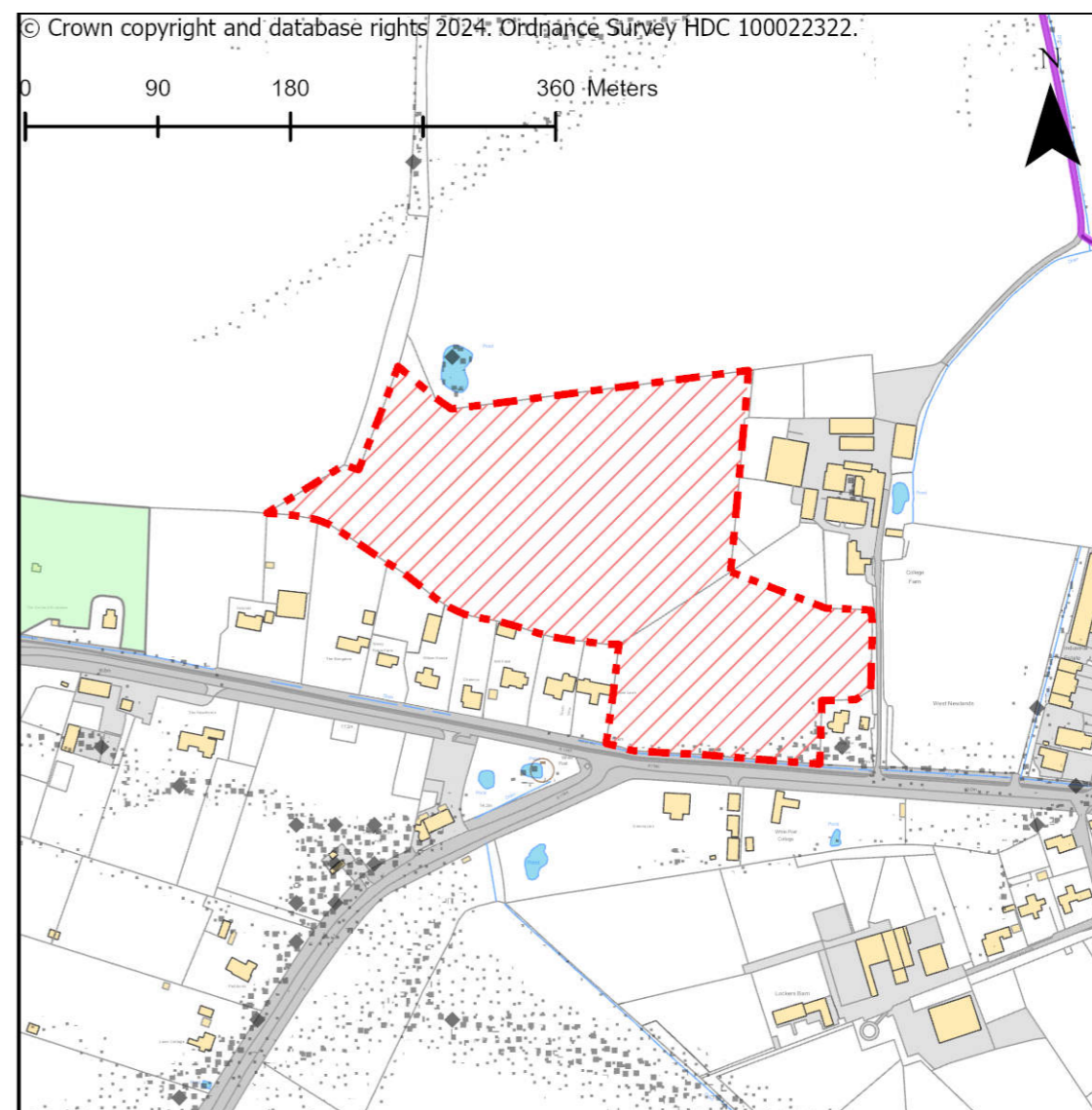
Core information

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 213
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	+
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<p>The site is not constrained by fluvial flood risk, some surface water flood risk is present on the southern edge of the site. The site is wholly greenfield grade 2 agricultural land.</p> <p>The site is flat and the southern boundary sits on the B1089, allowing for potential access to the site. Residential properties bound the south western edge of the site and the south eastern corner, a residential property and employment uses sit outside the north eastern corner. Low hedgerow and some trees bound the southern edge and a footpath. Trees and hedgerow dissect the site with some tree planting within the southern half of the site. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. Consideration of retention of existing trees should be considered. Development would be required to demonstrate how it can integrate with the surrounding uses.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	
<p>Availability</p> <p>The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development.</p>	+
<p>Achievability</p> <p>Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site sits on the B1089 which would assist with the logistics of construction, access would be required from here. There are no known issues of significance to be resolved.</p>	+
<p>Deliverability / developability</p> <p>There are no known legal restrictions or known significant issues to be resolved. The site is available from 2024 to 2028 and build out is expect to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development. The site is therefore classified as developable.</p>	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is not constrained by fluvial flood risk, some surface water flood risk is present • The site is wholly greenfield grade 2 agricultural land. • The site has limited access to services, facilities and employment opportunities with a public house and football ground within 800m. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities. • A scheduled monument is within 40m of the site • 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. • The site links to the village of Somersham via a footpath. • The northern boundary of the site is exposed to the wider countryside. <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is well connected via active travel but currently remote from the main residential area of Somersham, which could present disadvantages when considering sustainable locations for development. • Is of a size which could include a wide range of types, sizes and tenures • Would require retention of trees and hedgerows where possible. • Requires flood mitigation. • Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. • The proposed density is very low which would reflect the site's location. • May require mitigation measures to minimise the impact on the landscape. • May require heritage impact assessment.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 5.62ha</p> <p>70% net developable area to allow for retention of trees and hedgerow, landscape and flood mitigation.</p> <p>5.62ha x 70% = 3.934ha</p>	<p>Net developable area 3.934ha</p> <p>Residential - Market and/or affordable housing</p> <p>Low density of 35dph to reflect site's location within a larger village and the lower density context of such areas.</p> <p>Capacity = 3.934ha x 35dph = 138 homes</p>	<p>Available post 2027 to allow for allocation of site and build out of nearby housing allocation SM2. With reassessment of sustainability at this stage.</p> <p>Build out 3 to 5 years</p>

Updates after the Initial Assessment

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Somersham 8: College Farm, West of Newlands Industrial Estate, Somersham

Site reference	Somersham 8
Site name	College Farm, West of Newlands Industrial Estate, Somersham

Site address	Parish(es)	Site area (ha)
College Farm, West of Newlands Industrial Estate, Somersham	Somersham	1.80ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	55 homes	Available 2024 to 2028 Build out 2 to 3 years

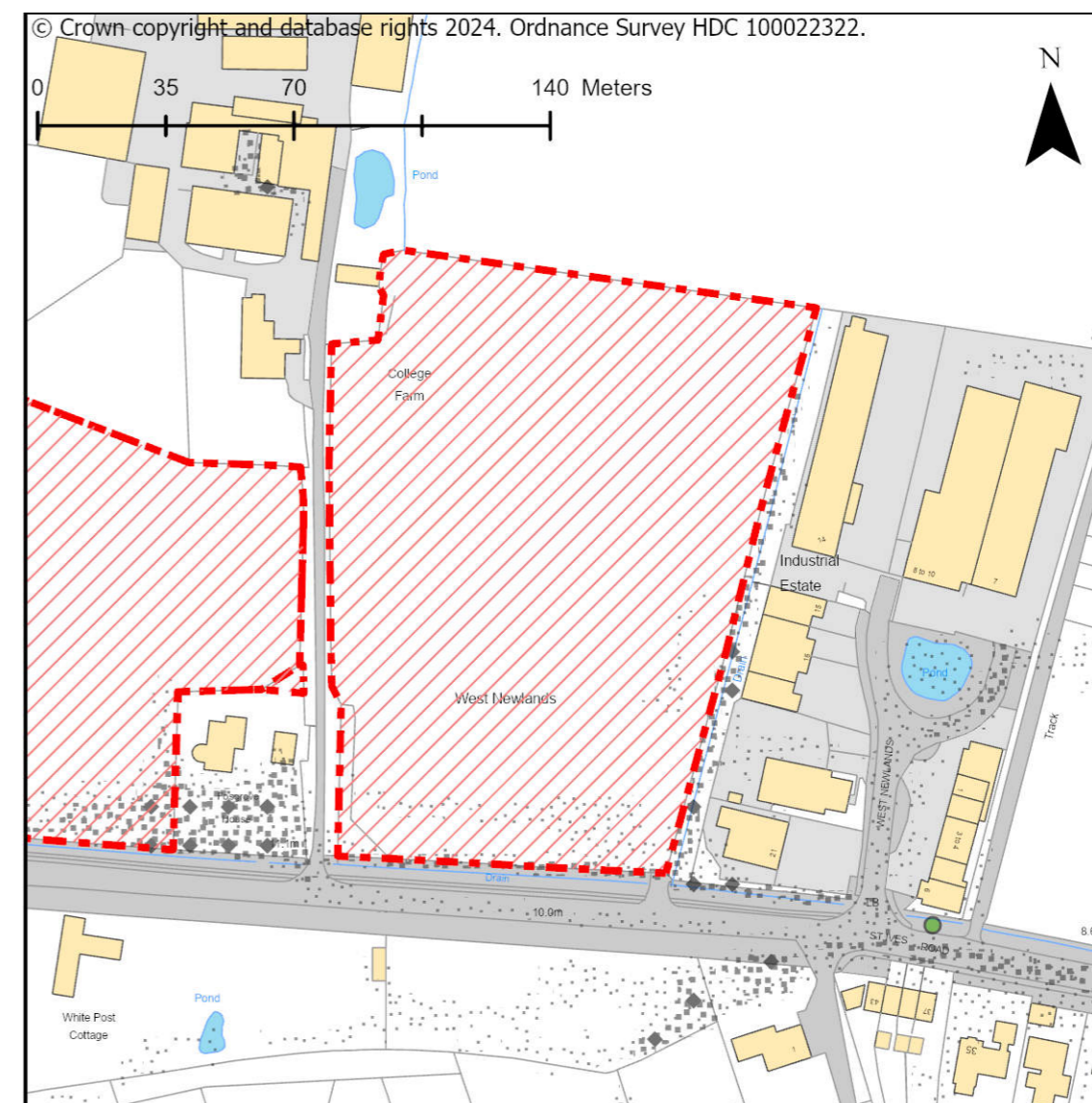
Core information

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 270
Relevant planning history	HLP2036 site allocation: SM1 College Farm, West of Newlands Industrial Estate HELAA (December 2017): College Farm, West of Newlands industrial estate, Somersham (171)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present in the southern and eastern extents of the site. The site is wholly greenfield grade 2 agricultural land.</p> <p>The site is flat and the southern boundary sits on the B1089, allowing for potential access to the site. A residential property sits outside the south western corner and residential property and employment uses outside the north western corner. Newlands Industrial Estate bounds the eastern edge. The southern boundary is interspersed with trees and some hedgerow line the northern boundary, however there are clear views into the open countryside to the north. The site can also be seen from a public footpath further north. Some trees line parts of the eastern and western boundaries. Some landscaping may be required to the north to minimise impact on the countryside, this could also be minimised through the retention of existing trees and hedgerow. Development is well related to the built area but would be required to demonstrate how it can integrate with the surrounding uses. Development would be required to demonstrate how it can integrate and be compatible with the surrounding uses, especially in relation to the industrial estate to the east. The impact on noise air and light pollution to potential future occupiers of the site as a result of the operational use of the industrial estate would require assessment.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	+
<p>Availability</p> <p>The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. The site is allocated in the current local plan as housing allocation SM1 College Farm, West of Newlands Industrial Estate for 55 homes. It is intended that allocation status is acquired/retained before selling to a third party for obtaining planning permission and development.</p>	+
<p>Achievability</p> <p>Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site sits on the B1089 which would assist with</p>	+

<p>the logistics of construction, access would be required from here. There are no known issues of significance to be resolved and the site is currently allocated within the local plan meaning that upon the approval of planning permission, development could commence.</p> <p>The site promoter notes that although no planning application has been submitted on the site since its original allocation, the site is still available and deliverable. The landowners are currently negotiating with a national housebuilder for the purchase of the land to bring about its delivery. This submission of the land by the landowners is to demonstrate the continued intention to develop the site, justifying its continued allocation.</p>	+
<p>Deliverability / developability</p> <p>There are no known legal restrictions or known significant issues to be resolved. The site is available from 2024 to 2028 and build out is expect to take 2 to 3 years. The site is currently allocated within the local plan meaning that upon the approval of planning permission, development could commence. The site is therefore classified as deliverable.</p>	+

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is not constrained by fluvial flood risk, some surface water flood risk is present • The site is wholly greenfield grade 2 agricultural land. • The site has limited access to services, facilities and employment opportunities with a public house and football ground within 800m. The site is adjacent to West Newlands Industrial Estate, which could provide some employment opportunities. • A scheduled monument is within 250m of the site • The eastern edge of the site is adjacent to Newlands Industrial Estate, housing allocation SM2, St Ives Road Somersham is within 200m • 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 links to the village of Somersham via a footpath. • Clear views into the site from the open countryside and existing public rights of way <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Has the potential 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.
- Would contribute to the housing needs of the district
- Requires flood mitigation.
- Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land.
- The proposed density is very low which would reflect its relationship with the countryside to the north
- May require mitigation measures to minimise the impact on the landscape and transition to open countryside and consider retention of existing trees and hedgerow
- May require heritage impact assessment.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 1.80ha</p> <p>70% net developable area to allow for retention of trees and hedgerow, landscape and flood mitigation and impact from industrial estate.</p> <p>1.80ha x 70% = 1.44ha</p>	<p>Net developable area 1.26ha</p> <p>Residential - Market and/or affordable housing</p> <p>Low density of 35dph to reflect site's location within a larger village and the lower density context of such areas.</p> <p>Capacity = 1.26ha x 35dph = 44 homes</p>	<p>Available post 2027 to allow for allocation of site.</p> <p>Build out 2 to 3 years</p>

Updates after the Initial Assessment

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5 Somersham

Huntingdonshire District Council | North East Huntingdonshire Land Availability Assessment

Somersham 9: Land South of 35 Church Street (smaller site), Somersham

Site reference	Somersham 9
Site name	Land South of 35 Church Street (smaller site), Somersham

Site address	Parish(es)	Site area (ha)
Land South of 35 Church Street (smaller site), Somersham	Somersham	0.44

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	14 affordable/ starter homes	Available 2024 - 2028 Build out over 3 years

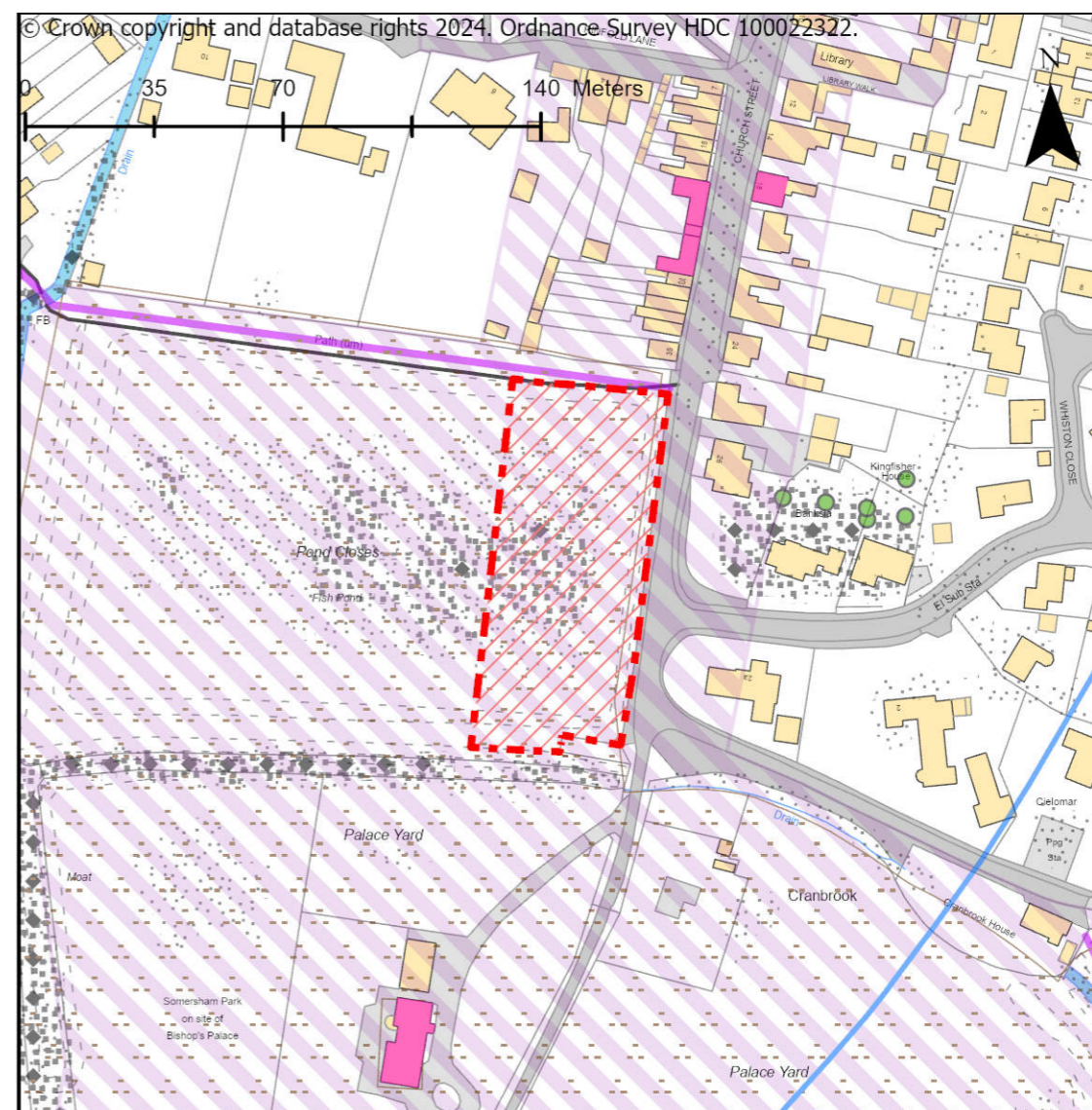
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:173
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~
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<p>The site has also been submitted as part of a larger development proposal assessed under Somersham 10 (CfS: 184).</p> <p>The site is wholly located within flood zone 1, there is risk from surface water flooding across the site with this risk being focused towards the centre of the site. It is wholly classified as grade 3 agricultural land. The site is broadly level with established hedging along all of the site's boundaries part form its western edge. This largely serves to enclose the site, retention of this vegetation would minimise the impact of built development. However considering the form of neighbouring development and the size of the site, a frontage style development could result in the loss of a large number of trees along its frontage which could disrupt the character of the area. To the north and east is residential development, to the south is Park Farm and to the west is the larger field parcel and beyond that the open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run across the site. There are no nature conservation designations on site. 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 less likely 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. The site can be accessed from Church Street.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is located within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will be required to determine if this is a viable resource. It is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is in single ownership who supports development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. The site promoter anticipates that the site could take about 3 years to build.</p>	+
<p>Achievability</p> <p>The site promoter identifies that all access and servicing are accessible from the site's boundary. The site is constrained, most notably by heritage, landscaping and surface water flooding. Masterplanning and careful design as well as engagement with necessary</p>	~

<p>specialists will be required to ensure these can be adequately overcome. As highlighted the proposed mix of uses could potentially assist in overcoming these constraints by locating built development in areas of the site less at risk.</p>	
<p>Deliverability / developability</p> <p>The site is greenfield with some constraints to overcome. The site promoter identifies that it is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. Considering that no planning application has yet been received, the site is categorised as being developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> ● Is greenfield land consisting of grade 3 agricultural land ● Within flood zone 1 but there is risk from surface water flooding across the site ● In walking distance to several local leisure and cultural facilities, a local shop and primary education ● Limited accessibility to a range of employment opportunities ● Accessible to natural greenspace ● Not constrained by nature conservation designations ● It is within the conservation area, the southern edge of the site includes a scheduled monument and there are listed buildings to the north ● Located on the southern edge of Somersham accessible via a footpath connection into the village. The site has a more rural feel as the village transitions into the countryside to the south, it is largely enclosed by existing hedgerows and vegetation apart form its western edge. ● Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> ● Is potentially appropriate for development accessed from Church Street. The site promoter seeks to provide affordable/ starter homes on the site. ● Development will need to retain and incorporate appropriate landscaping and mitigation against adversely impacting heritage assets and their setting as well as minimise the sense of encroachment into the countryside.

- Land included within the scheduled monument designation should not be built.
- Incorporate appropriate sustainable drainage solutions to address surface water flood risk and ensure homes are resilient and resistant to flooding.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.44ha 90% net developable area to allow for sufficient landscaping on its western side and sustainable drainage. 0.44 ha x standard proportion of 90% = 0.37 ha	Residential - market and/or affordable houses Very low density of 35 dph anticipated in keeping with surrounding densities within the village. Capacity = 0.37 ha x 35 dph = 14 homes.	Available post 2028, subject to allocation status Build out over 3 years

Updates after the Initial Assessment

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Somersham 10: Land South of 35 Church Street (larger site), Somersham

Site reference	Somersham 10
Site name	Land South of 35 Church Street (larger site), Somersham

Site address	Parish(es)	Site area (ha)
Land South of 35 Church Street (larger site), Somersham	Somersham	1.65

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing Open space uses: <ul style="list-style-type: none"> Natural green or open space uses Biodiversity net gain opportunities 	30+ starter/ affordable homes 0.8ha of the site to be used for public open space and biodiversity net gain	Available 2024 - 2028 Build out over 3 - 4 years

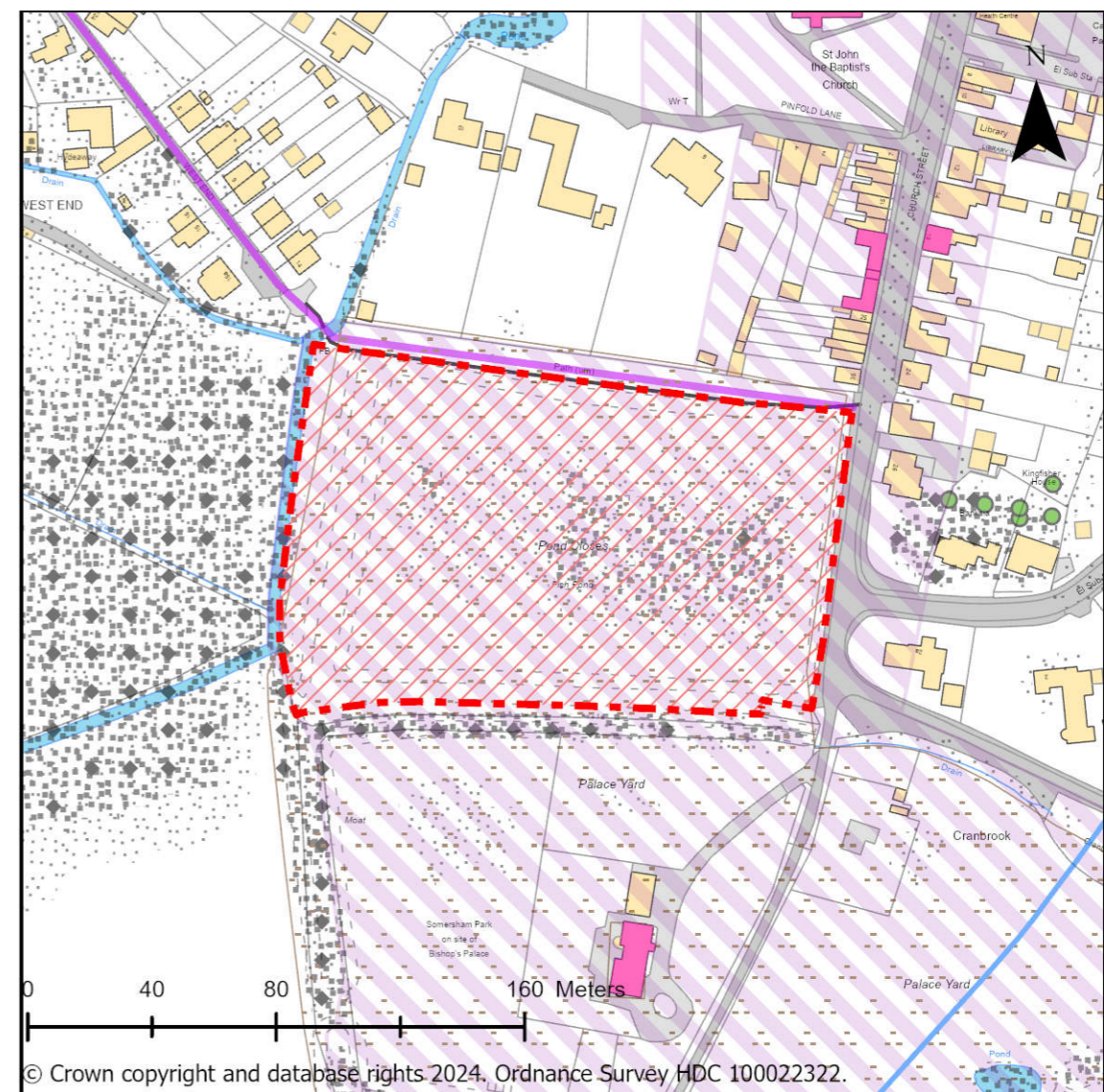
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:184
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The eastern edge of the site has also been submitted under Somersham 9 (CfS: 173).</p> <p>The site is wholly located within flood zone 1, there is risk from surface water flooding across the site with this risk being focused towards the centre of the site. It is wholly classified as grade 3 agricultural land. The site is broadly level with established hedging along each of the site's boundary which clearly enclose the site, retention of this vegetation would minimise the impact of built development. To the north and east is residential development, to the south is Park Farm and to the west is the open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run across the site. There are no nature conservation designations on site. 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 east and south of the site. While heritage is a constraint, given the enclosed nature of the site, development of the land is less less likely 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 it archaeological value. The site can be accessed from Church Street.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is located within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will be required to determine if this is a viable resource. It is beyond 400m from a water recycling site.</p>	~
<p>Availability</p> <p>The site is in single ownership who supports development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. The site promoter anticipates that the site could take between 3 and 4 years to build.</p>	+
<p>Achievability</p> <p>The site promoter identifies that gas supply and mains water supply are accessible within the site, whereas electricity supply, public highway and digital and telecommunications infrastructure are accessible from the site's boundary. The site is constrained, most notably by heritage, landscaping and surface water flooding. Masterplanning and careful design</p>	~

<p>as well as engagement with necessary specialists will be required to ensure these can be adequately overcome. As highlighted the proposed mix of uses could potentially assist in overcoming these constraints by locating built development in areas of the site less at risk.</p>	~
<p>Deliverability / developability</p> <p>The site is greenfield with some constraints to overcome. The site promoter identifies that it is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. Considering that no planning application has yet been received, the site is categorised as being developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> ● Is greenfield land consisting of grade 3 agricultural land ● Within flood zone 1 but there is risk from surface water flooding across the site ● In walking distance to several local leisure and cultural facilities, a local shop and primary education ● Limited accessibility to a range of employment opportunities ● Accessible to natural greenspace ● Not constrained by nature conservation designations ● It is within the conservation area, the southern edge of the site includes a scheduled monument and there are listed buildings to the north ● Located on the southern edge of Somersham accessible via a footpath connection into the village. The site has a more rural feel as the village transitions into the countryside to the south, it is largely enclosed by existing hedgrows and vegetation. <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> ● Is potentially appropriate for development accessed from Church Street. The site promoter seeks to provide affordable/ starter homes on the site. ● Development will need to retain and incorporate appropriate landscaping and mitigation against adversely impacting heritage assets and their setting as well as minimise the sense of encroachment into the countryside.
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- Land included within the scheduled monument designation should not be built upon but could be included within the open space provision on the site
- Incorporate appropriate sustainable drainage solutions to address surface water flood risk and ensure homes are resilient and resistant to flooding.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 1.65ha</p> <p>Remove 0.8ha of land for open space provision in accordance with the intention of the site promoter. This leaves 0.85 ha. Of this, 90% net developable area to allow for sufficient landscaping and sustainable drainage.</p> <p>0.85 ha x standard proportion of 90% = 0.77 ha</p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 35 dph anticipated in keeping with surrounding densities within the village.</p> <p>Capacity = 0.77 ha x 35 dph = 27 homes.</p>	<p>Available post 2028, subject to allocation status</p> <p>Build out over 3 to 4 years</p>

Updates after the Initial Assessment

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Somersham 11: Land to the west of Parkhall Road, College Farm, Somersham

Site reference	Somersham 11
Site name	Land to the west of Parkhall Road, College Farm, Somersham

Site address	Parish(es)	Site area (ha)
Land to the west of Parkhall Road, College Farm, Somersham	Somersham	6.33ha

Promoter's Intentions

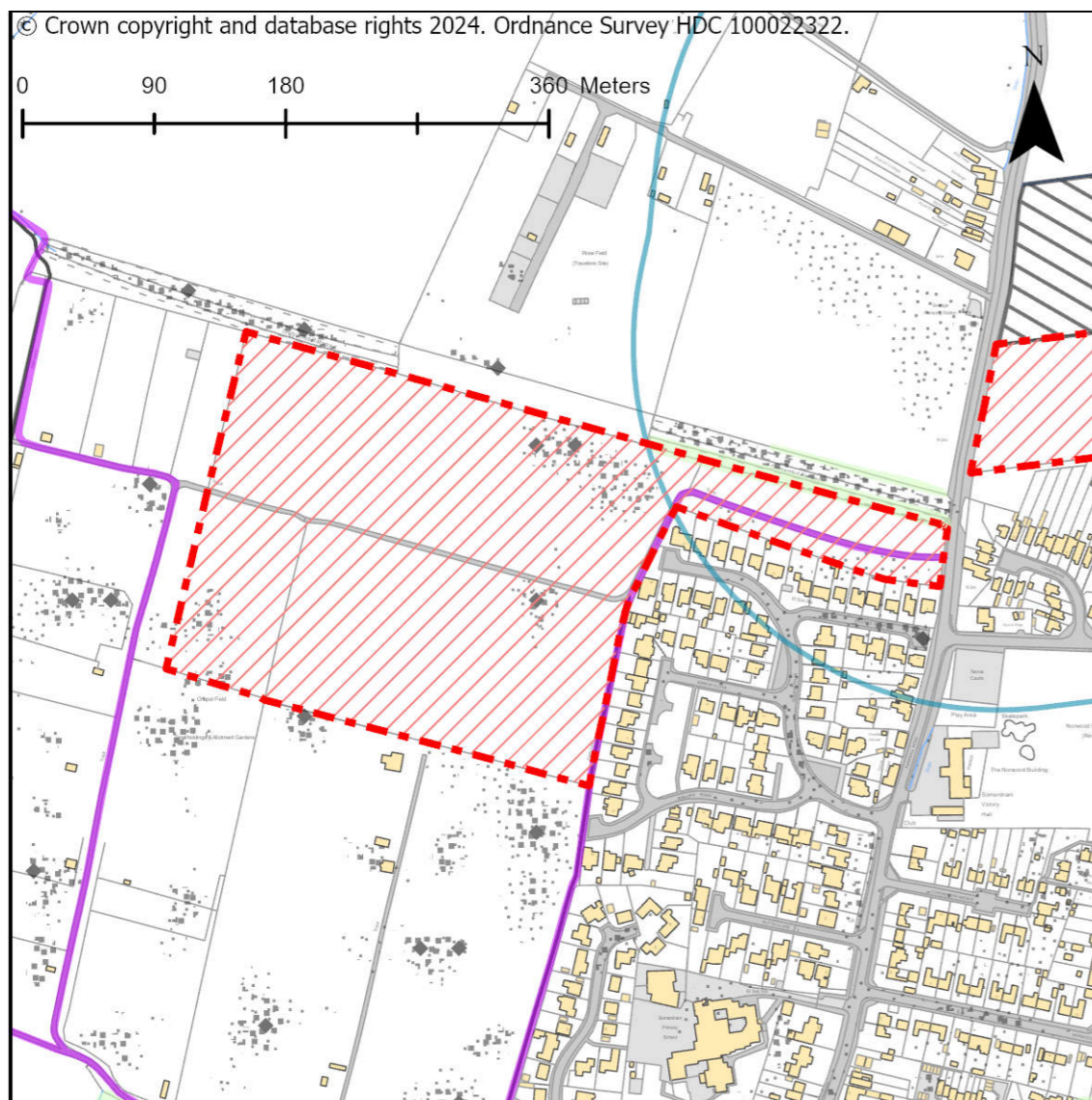
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space: Natural, green or open spaces Biodiversity net gain opportunities	112 homes 2.93ha open spaces	Available 2024 to 2028 Build out 3 to 4 years

Core information

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 339
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Concept Plan Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present within the site. The site is wholly greenfield grade 2 agricultural land.</p> <p>The site is relatively flat greenfield land. Access to the site is via Parkhall Road. The site is lined on the northern boundary by trees and a disused railway line, screening the site from the northern approach. Residential properties back onto the eastern boundary and the southern aspect of the entrance way. To the south is Somersham and District smallholdings and allotments which wrap around the site to the west. A public footpath runs from the entrance into the site before heading south along the eastern edge. A network</p>	+
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<p>of footpaths are present west of the site. A tree preservation order spans the north eastern boundary. Development of the site would have limited landscape impact but integration with residential properties and existing allotments and smallholdings should be considered. The entrance and main approach to the site may only be sufficient space for vehicle movements.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. Part of the eastern entrance of the site is within a sand and gravel mineral safeguarding area and water recycling area.</p>	
<p>Availability</p> <p>The site is in individual organisational ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 3 to 4 years. It is intended that Planning permission is acquired and then the land sold to a third party for development</p>	+
<p>Achievability</p> <p>Access to gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being unknown. This would require resolution. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is located on Parkhall Road which could assist with the logistics of construction, a traffic impact assessment may be required to assess the impact of the development on the local road network.</p> <p>The site promoter proposes a new footpath to link up the site with the wider footpath network to the west, vehicle access from Parkhall Road, a LAP/LEAP facility, some attenuation ponds and open space. They note that Greater Cambridge Partnership has sustainable transport projects that are relevant to Somersham, the Making Connections/Future Bus Strategy Project proposes a bus corridor between Somersham and St Ives.</p>	~
<p>Deliverability / developability</p> <p>There are no known legal restrictions. There are no significant issues, however access to gas, mains water and electricity supply and digital telecommunications infrastructure would require resolution. The site is available from 2024 to 2028 and build out is expect to take 3 to 4 years. It is intended that planning permission is acquired and then the land sold to a third party for development. The site is therefore classified as developable</p>	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is not constrained by fluvial flood risk, some surface water flood risk is present • The site is wholly greenfield grade 2 agricultural land. • The site is well located with access to a number of services and facilities including a primary school and multiple convenience stores. • The site within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities. • The site is with 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards. There are no heritage within or in the nearby vicinity of the site. • Development of the site would have limited landscape impact, but a tree preservation order is located on the northern aspect of the site. • Has no footpath to access the site, but includes public rights of way within it. • To the south is Somersham and District smallholdings and allotments which wrap around the site to the west. <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • 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. • The site is located as such that it has the potential to be effectively masterplanned to become part of the existing community, the site would require careful consideration of integration of existing uses and assessment of impact and mitigation where necessary. • Is of a size that could include a wide range of types, sizes and tenures • Requires flood mitigation. • The entrance and main approach to the site may only be sufficient space for vehicle movements. • Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. • The density proposed is in keeping with the surrounding area. • May require mitigation measures to minimise the impact tree preservation order. • Provides opportunities exist to link to existing public rights of way to enhance active travel opportunities.
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- Would require extension of the footpath link to the site to assist with safe pedestrian access to the proposed development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 6.33ha</p> <p>Removal of 0.70ha of land to be reserved for vehicular approach to main body of the site.</p> <p>6.33ha - 0.70ha = Gross site area of 5.63ha</p> <p>60% net developable area to allow for careful masterplanning to integrate existing uses with the site, retention of footpath, opportunities to link public rights of way and flood mitigation.</p> <p>5.63ha x 60% = 3.378ha</p>	<p>Net developable area 3.378ha</p> <p>Residential - Market and/or affordable housing</p> <p>Low density of 35dph to reflect site's location within a larger village and the lower density context provided by nearby residential development.</p> <p>Capacity = 3.378ha x 35dph = 118 homes</p>	<p>Available 2024 to 2028</p> <p>Build out 3 to 5 years</p>

Updates after the Initial Assessment

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Somersham 12: Land North of Chatteris Road, Somersham

Site reference	Somersham 12
Site name	Land North of Chatteris Road, Somersham

Site address	Parish(es)	Site area (ha)
Land North of Chatteris Road, Somersham	Somersham	3.78ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Spaces: Natural, green or open spaces Biodiversity net gain	60 to 75 homes Open space to be decided	Available 2024 to 2028 Build out 3 years.

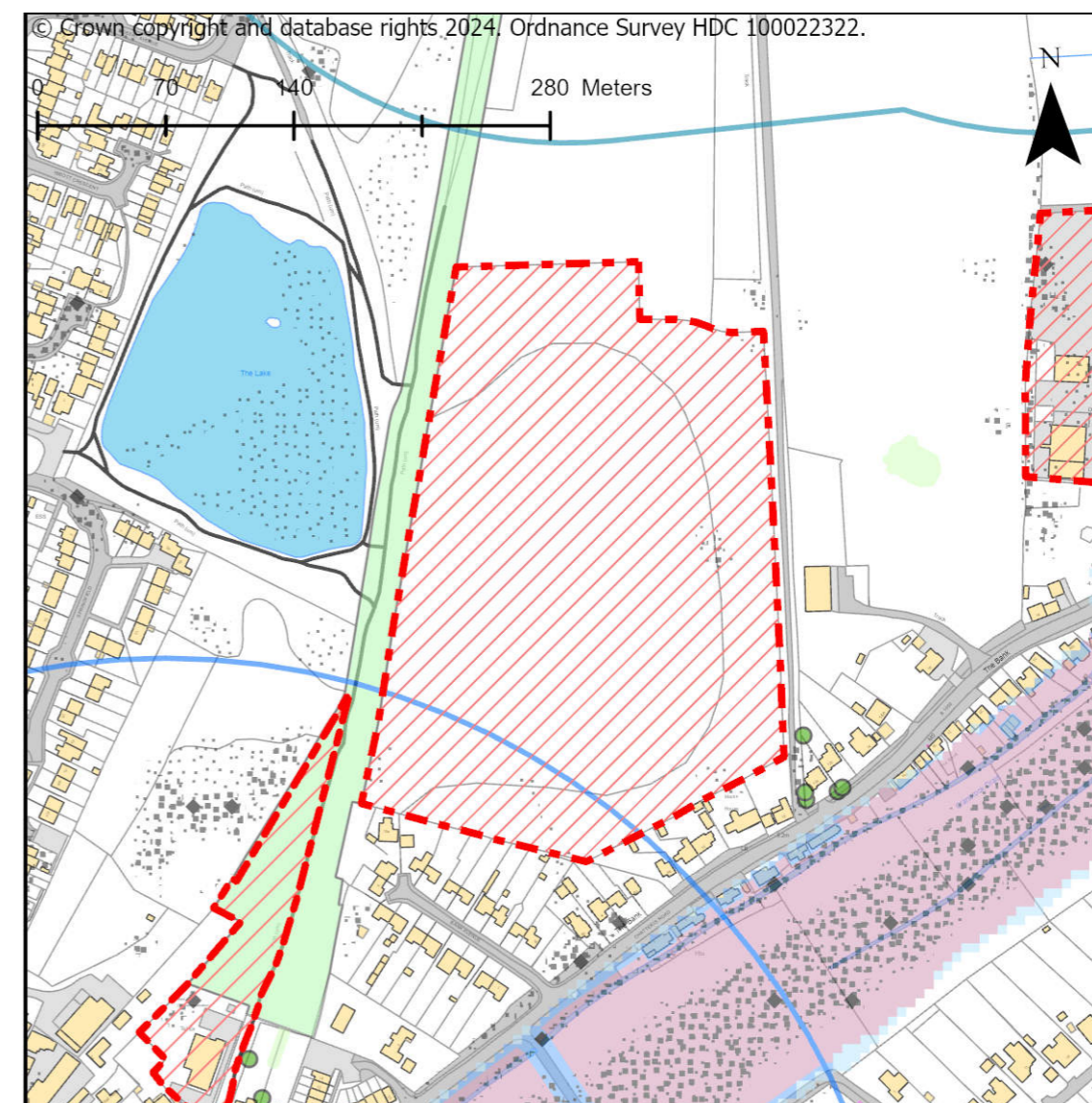
Core information

How was the site identified?	Call for sites 2023 site submission: site reference - Cfs: 350
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present, but this is minimal. The site is predominantly grade 2 agricultural land with an extremely small portion of site grade three in south.</p> <p>The site is relatively flat. The site is wholly greenfield and surrounded by mature trees. Residential properties and back gardens bound the southern edge. Residential housing allocation SM5 North of The Bank, Somersham sits east of the site with access proposed off Chatteris Road. To the immediate west sits Somersham Local Nature Reserve a species rich site which is also used for local recreation. St Ives - March Disused Railway (Somersham) County Wildlife Site also runs along the western boundary. Development in this area has the potential to significantly negatively impact the ecology and biodiversity of the area.</p> <p>The Bank (a narrow track) runs from Chatteris Road along the eastern edge of the site towards the Somersham Community Orchard and forms part of a wider network of active travel leisure routes connected to the Local Nature Reserve. Pedestrian access is provided to the Local Nature Reserve from Station Approach, with this route continuing along the western edge of the site. Potential access to the site has not been provided.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site, three tree preservation orders are located on the approach to the site on The Bank. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and the south western corner is within a water recycling area.</p>	-
<p>Availability</p> <p>The site is in individual organisational ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 3 years. It is intended that Planning permission is acquired and then the land sold to a third party for development</p>	+
<p>Achievability</p> <p>Access to gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being unknown. This would require resolution. Potential access to the site has not been provided. Access may be required through adjacent land or land not within ownership of the landowner which could cause issues with ransom strips and viability of the site, thus affecting delivery. The Bank (a narrow track) runs from Chatteris Road along the eastern edge of the site, however this is flanked by residential properties</p>	-

<p>and tree preservation orders, meaning substantial access for motorised vehicles may prove unachievable. A traffic impact assessment may be required to assess the impact of the development on the access proposals and local road network. Alternative potential access could be from Station Approach, currently used as pedestrian access to Somersham Local Nature Reserve, vehicular access from this approach could have a significant detrimental impact on the ecology and biodiversity of the site. Both access options has the potential to restrict pedestrian movement and active travel opportunities within the locality and impact on the safety of users. No evidence has been provided to address this issue. Residential development and the potential removal of some trees surrounding the site also have the potential to detrimentally impact the ecology and biodiversity of the site and disturb the wider ecological corridor formed with the Local Nature Reserve.</p> <p>The site promoter notes that an ecological assessment would be carried out with relevant surveys undertaken to ensure there is no harm incurred upon the existing habitats and wildlife that may be present in the site, with any recommended mitigation measures to be undertaken if required. They note that Greater Cambridge Partnership has sustainable transport projects that are relevant to Somersham, the Making Connections/Future Bus Strategy Project proposes a bus corridor between Somersham and St Ives.</p>	-
<p>Deliverability / developability</p> <p>There are no known legal restrictions. Significant constraints include access to the site, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor. Access to gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being unknown. This would require resolution. The site is classified as not developable.</p>	-

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No, due to significant constraints including 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.</p>
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Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site was considered inappropriate for development due to significant constraints including 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.	N/A	N/A

Updates after the Initial Assessment

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Somersham 13: Land East of Chapel Field Lane, Somersham

Site reference	Somersham 13
Site name	Land East of Chapel Field Lane, Somersham

Site address	Parish(es)	Site area (ha)
Land East of Chapel Field Lane, Somersham	Somersham	0.2

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Between 2 and 8 homes	Available 2024 - 2028 Build out over 1 year

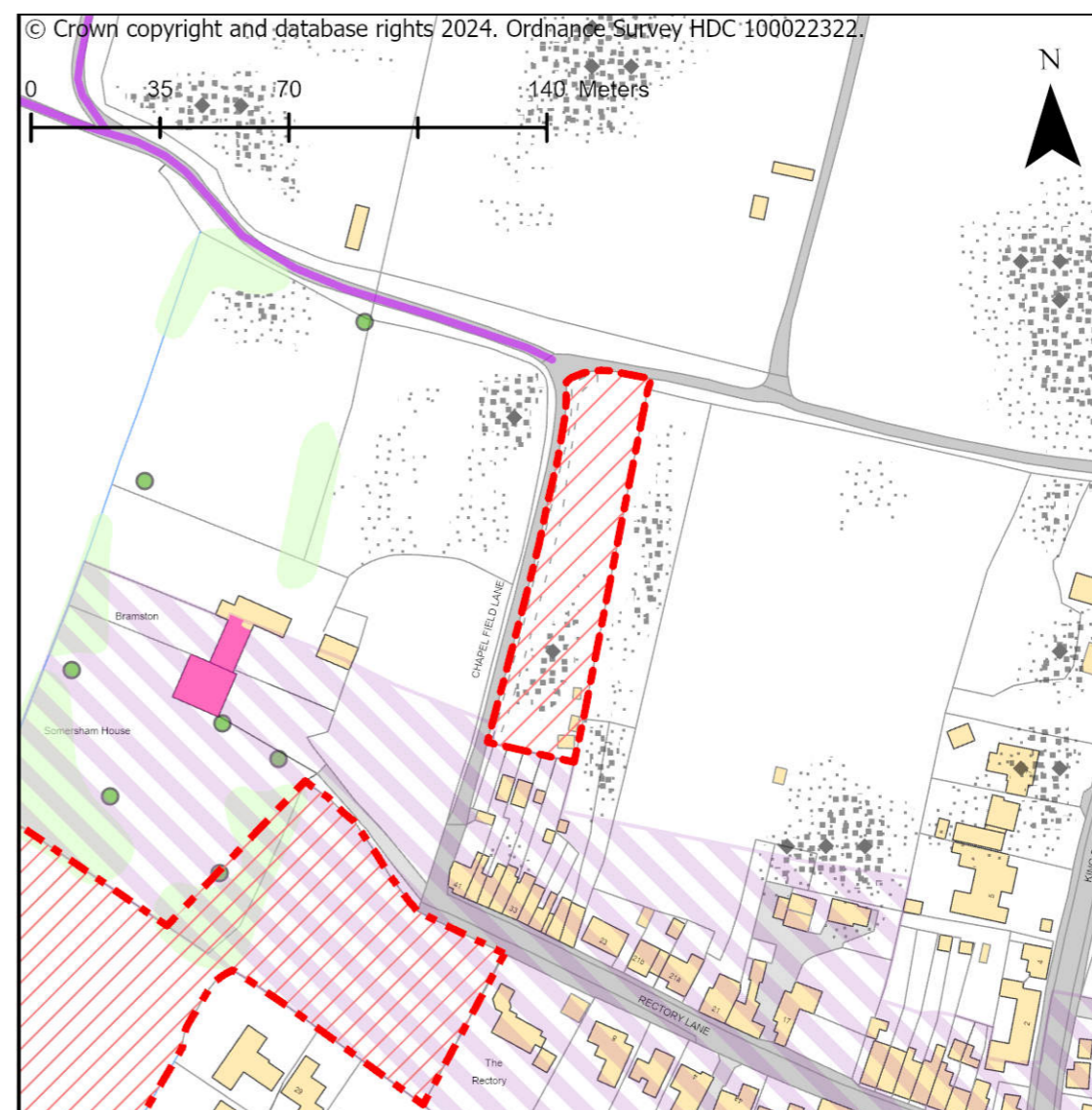
Core information

How was the site identified?	Ongoing Call for Sites 2023 submission - site reference - CfS:23-2417
Relevant planning history	<ul style="list-style-type: none"> None relevant Part of the site was assessed in the HELAA (2017) (site reference: 032 - East of Chapel Field Lane, Somersham). The site was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Garden land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	While the site is below 0.25ha, the site promoter states that between 2 and 8 homes could be accommodated on the site.	Pass



Assessment of Site Potential

<p>Suitability and constraints</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding in the southern part of the site. It is wholly classified as grade 2 agricultural land. The site is broadly level</p> <p>There is established hedging along each of the site's boundary which clearly enclose the site, retention of this vegetation would minimise the impact of built development. There are also trees within the site as well as some sheds. The site is located to the east of Chapel Field Lane on the western edge of Somersham. To the south is residential development and to the north is allotments. East of the site is a field, beyond which is residential development. To the west of the site is open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. 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. The site can be accessed from Chapel Field Lane, however this is a narrow single lane route with no footpath connection.</p> <p>The site is greenfield with some existing sheds on site, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	~
<p>Availability</p> <p>The site has multiple owners being within the ownership of a family. Development of the site is supported by all landowners. There are no known legal restrictions impacting the site. The site promoter states that is intended to acquire planning permission and then sell the site to a third party for development. They state the site will be available between 2024 and 2028 and take about 1 year to build out.</p>	+
<p>Achievability</p> <p>The site promoter states that all access and services are accessible from the site boundary. As highlighted, constraints relating to heritage could largely be overcome by retaining the existing established vegetation on the site. Access is however a key constraint with Chapel Field Lane being a narrow lane. The site is also long and narrow which makes development in design terms more challenging.</p>	~
<p>Deliverability / developability</p>	~

The site is greenfield with some constraints to overcome relating to heritage, landscaping and access. The site promoter states that is intended to acquire planning permission and then sell the site to a third party for development with the site being available for development between 2024 and 2028. The site is categorised as being developable.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land consisting of grade 2 agricultural land
- Within flood zone 1 but there is some risk from surface water flooding
- In walking distance to several local leisure and cultural facilities, a local shop and primary education
- Limited accessibility to a range of employment opportunities and natural greenspace
- Not constrained by nature conservation designations
- It is adjacent to the conservation area and a listed building
- Located on the western edge of Somersham with very limited accessibility via suitable vehicle and pedestrian routes into the village. The site has a more rural feel as the village transitions into the countryside to the west, it is largely enclosed by existing hedgrows and vegetation. The site is narrow making 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.
- Successful integration and effective integration of built development into the existing place and community is challenging
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered not appropriate for development due to its potential harm to the character of the village and landscape.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

Updates after the Initial Assessment

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Somersham 14: Somersham Telephone Exchange

Site reference	Somersham 4
Site name	Somersham Telephone Exchange

Site address	Parish(es)	Site area (ha)
Somersham Telephone Exchange, High Street, Somersham, PE28 2JD	Somersham	0.69

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 - 20 homes	Available 2-29 - 2034 Build out over 1 - 2 years

Core information

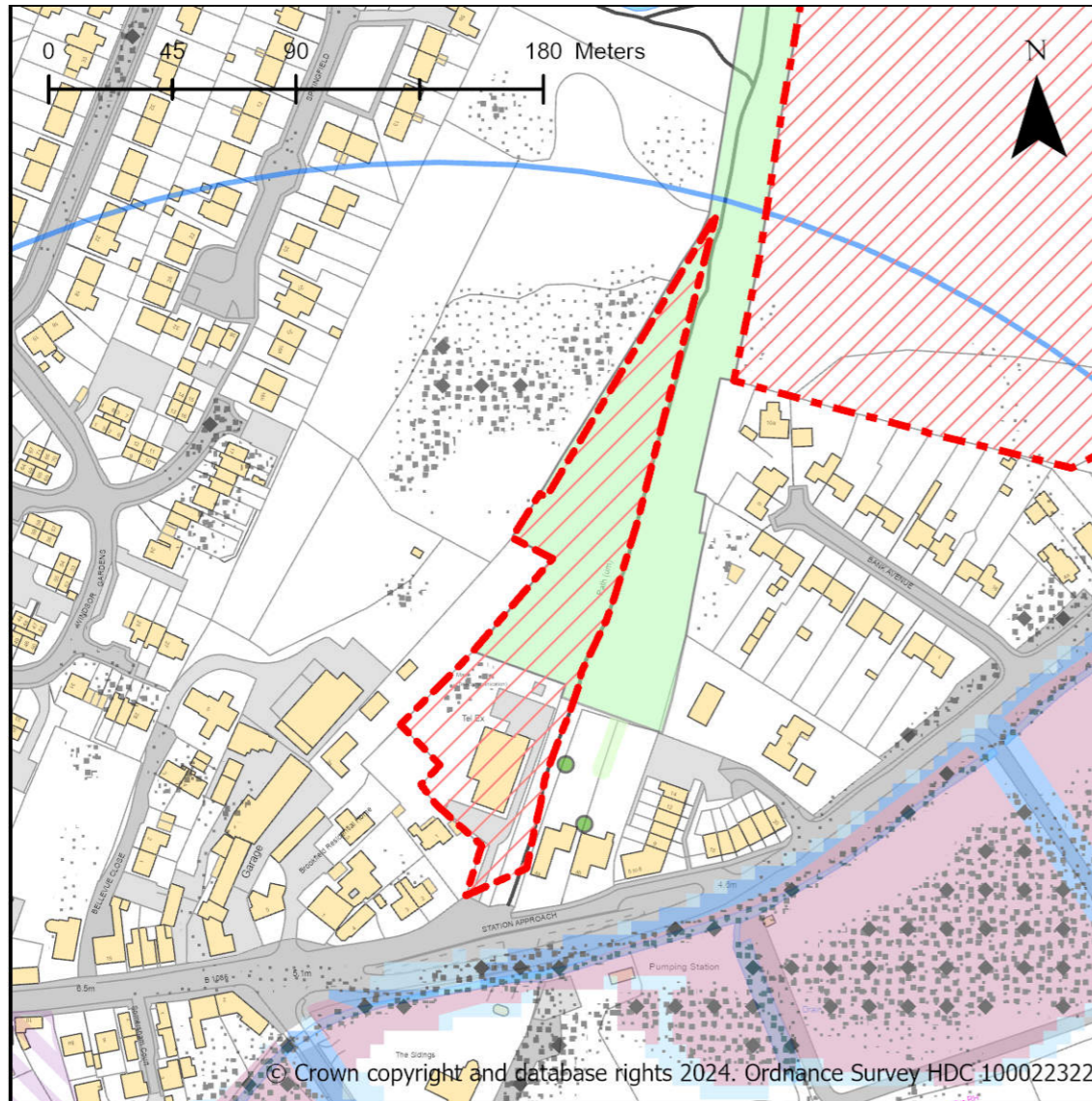
How was the site identified?	Ongoing Call for Sites 2023 submission - site reference - CfS:23-2418
Relevant planning history	None relevant
Land type	Partly previously developed and partly greenfield land
Current use of the site	Telephone Exchange and part CWS
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	Part of the site includes St Ives - March Disused Railway (Somersham) County Wildlife Sites.	Pass
Within mineral development area or water recycling area	All of the site is located within 400m of a water recycling area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because 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
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	and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of amenity.
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Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is located within 400m of a water recycling area. In addition, part of the site includes St Ives - March Disused Railway (Somersham) County Wildlife Sites.	N/A	N/A

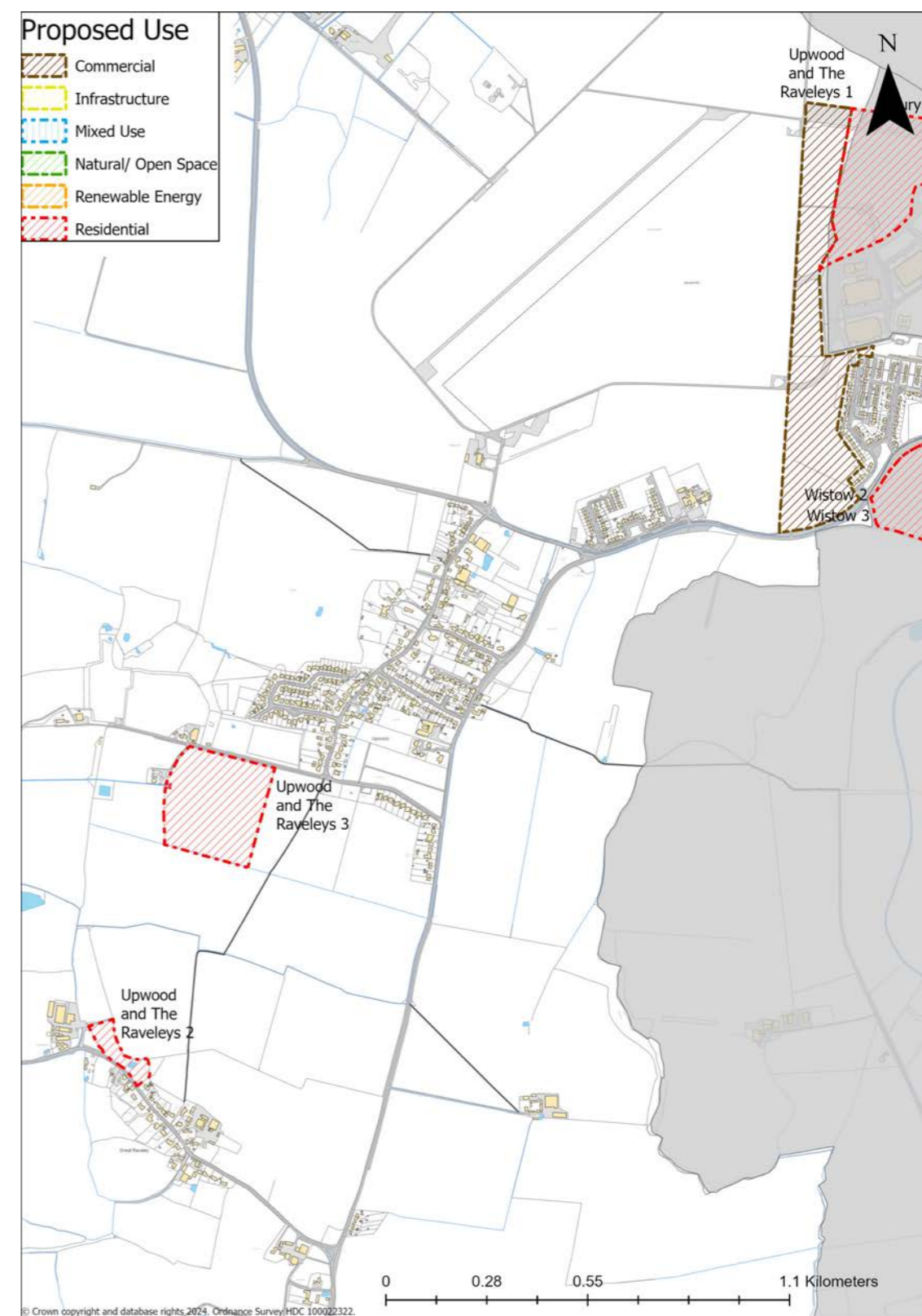
Updates after the Initial Assessment

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6 Upwood and The Raveleys

6.1 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



6.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

Upwood and The Raveleys 1: RAF Upwood - Phase 4, Upwood

Site reference	Upwood and The Raveleys 1
Site name	RAF Upwood - Phase 4, Upwood

Site address	Parish(es)	Site area (ha)
RAF Upwood - Phase 4, Upwood	Upwood and The Raveleys	14

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> • Employment Open space uses: <ul style="list-style-type: none"> • Natural, green or open spaces The site promoter states that the site could also deliver residential development	Approximately 19,500 sqm 9.2ha of natural, green or open spaces	Available 2024 - 2028 Build out over 3 - 4 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 82
Relevant planning history	None relevant on the site but land adjoining the site has planning history: <ul style="list-style-type: none"> • Phase One - 20/00161/REM for the development of 160 new dwellings. This was approved in September 2020 • Phase Two - 21/00572/FUL for the demolition of existing redundant buildings and infrastructure, residential development of 317 dwellings, with associated highways, infrastructure and open space. As at June 2024, the application is pending consideration.
Land type	Wholly greenfield land

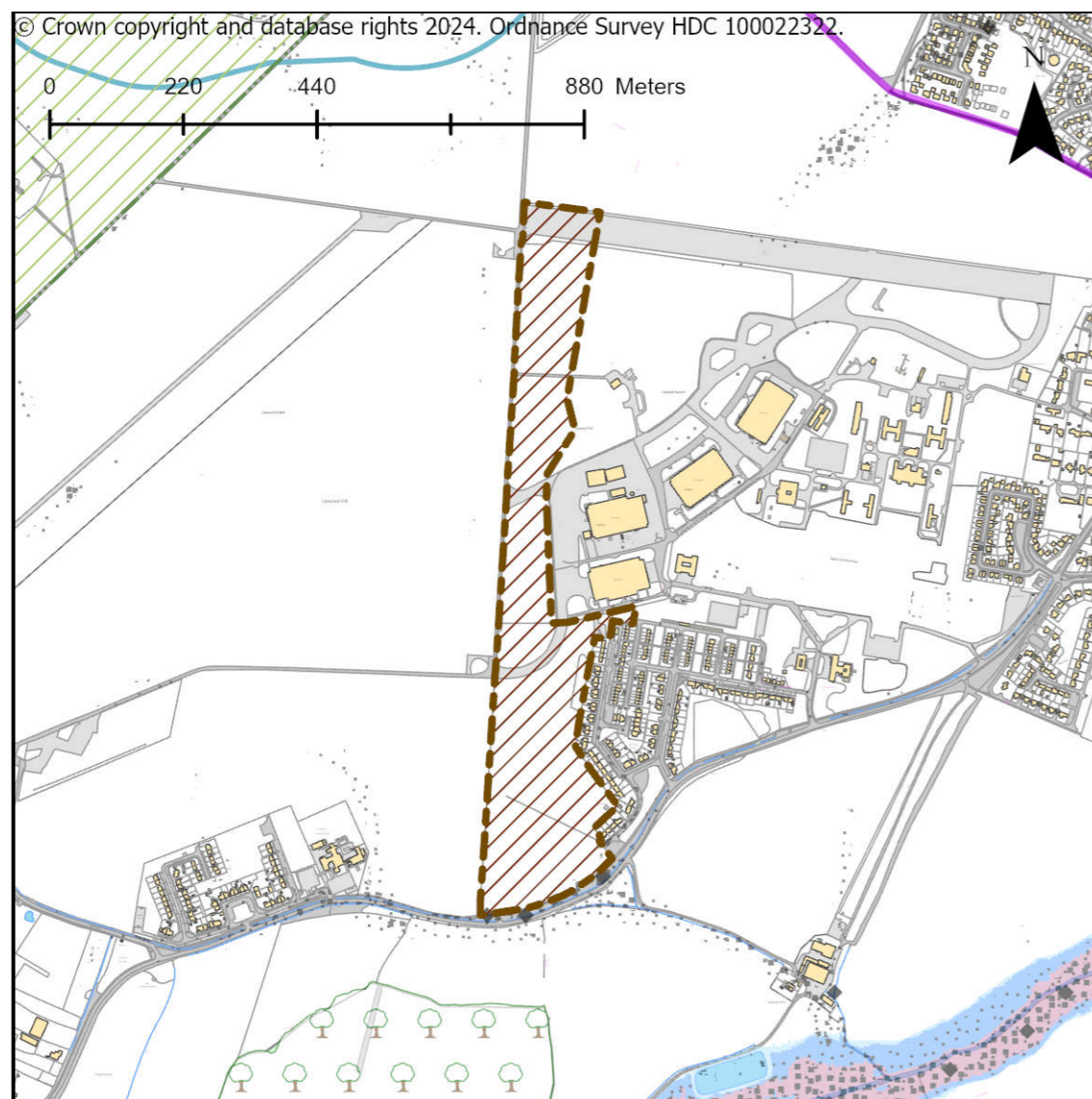
Current use of the site	Former RAF airbase
Supporting information	<ul style="list-style-type: none"> • Call for Sites Cover Letter (June 2023) • RAF Upwood Phase Four Vision Document • Proposed Access Arrangement Plan (drawing number: RU3-BWB-XX-XX-DR-TR-0002) (May 2023) • Transport Technical Note (document reference: RU3-BWB-GEN-XX-RP-TR-0001) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

6 Upwood and The Raveleys

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>This site proposes a fourth phase to the current redevelopment of RAF Upwood. It is located to the west of Phases One and Two. A Phase Three site has also been submitted (see Bury 7 for the assessment of this site).</p>	+
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The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding. It is wholly classified as non-agricultural land. The site forms the western edge of RAF Upwood and is fairly narrow north of Rose Lane which runs through the site and provides a vehicular connection to Upwood Air Park from Ramsey Road. Land levels within the site slope by some 10m from the highest points of the site in the north of the site to its lowest in the south along Ramsey Road. Development in the north of the site compared to the south would be much more visible in the landscape. There are existing trees and vegetation along the site's eastern edge and also a hedgerow that runs diagonally through the southern part of the site. There are intermittent trees along its southern edge on Ramsey Road as well as security fencing. 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. To the east of the site is Upwood Air Park an area of land in commercial use and which will remain so under the lease of the land, also east of the site is residential development. To the north and west is open countryside. To the south is Ramsey Road and beyond that further countryside.

There is no known contamination on site, although this may require further investigation considering the current use of the site. No oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. The Vision Document details that access to the site is proposed from Ramsey Road with the access via Rose Lane retained as this serves Upwood Air Park. The site promoter has submitted an access arrangements plan detailing the connection from Ramsey Road into the site. This plan is supported by a Transport Technical Note for Phases Three and Four. Engagement with Cambridgeshire County Council will be required to assess this further and ensure effective integration of the site.

While the site forms part of the former airfield, it is greenfield itself, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.

Availability

The site is in the ownership of a single developer company who supports its development. There are no known legal restrictions impacting the site. The site promoter intends the site to be delivered by a master developer. The site is expected to be available between 2024 and 2028 and take 3 to 4 years to complete.

Achievability

The site promoter identifies that all access and services are accessible from the site boundary apart from mains water supply which is unknown. The site has some topographical challenges to overcome but the submitted Vision Document shows how the site promoter

<p>anticipates to overcome these. There are very few physical constraints to also overcome. The site promoter has submitted the site for a commercial use which would could be integrated to the Upwood Air Park utilising an existing access. It would also provide employment development that could be integrated with the wider redevelopment of the RAF site. However, the point of access is from Ramsey Road and it is not proposed to provide a link to the adjoining residential development to the east of the site. Opportunities to provide connections and therefore aid integration with the wider site should be explored further. It is noted that the site promoter also states that the site could provide residential development alongside employment development or instead of depending on 'the needs of the council'.</p>	
<p>Deliverability / developability</p> <p>The site is greenfield with no structures to clear and there are few major constraints to overcome. The site promoter seeks to deliver the site via a master developer and anticipates that the site will be available between 2024 and 2028. It adjoins an existing site allocation in the Huntingdonshire Local Plan to 2036. Considering that there is no live planning application on the site and the need for further technical work and engagement, the site is categorised as being developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is greenfield consisting of land classified as being non-agricultural land • Is not constrained by flood risk • In walking distance to services, shops and employment opportunities within Upwood, Bury and Ramsey • Good accessibility to public transport via bus • Not accessible to natural green space • Not constrained by heritage designations but is about 200m from Rolts Wood CWS and about 1km from Upwood Meadows National Nature Reserve • Could provide local employment opportunities and support the vitality of Upwood Air Park and provide complimentary employment to the adjoining redevelopment of former RAF Upwood which is residential led • It can be effectively masterplanned to become part of the evolving place and community as part of the ongoing redevelopment and the growing community at the former RAF Upwood and is compatible with nearby uses.
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<p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is considered to be potentially appropriate for development. This is dependent on successful integration and physical connections being made with the wider site including Upwood Air Park. • Development should be focused on its southern half with the site north of Rose Lane being used for green infrastructure and landscaping • Has its own access from Ramsey Road meaning that development is not dependent on other phases of the wider ongoing redevelopment

HDC's Delivery Calculations

<p>HDC's net developable area calculation</p>	<p>HDC's anticipated uses and capacity</p>	<p>HDC's delivery estimate</p>
<p>Gross site area is 14ha but 9.2ha of the site is proposed for natural green or open space. This leaves 4.8ha of the site for employment uses.</p> <p>For solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in schemes providing purely employment uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.</p>	<p>Commercial - employment</p> <p>The site promoter has not specified the type of employment that could be delivered on the site, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity:</p> <p>0.40 plot ratio x 4.8 ha = 1.92 ha of land for employment uses</p> <p>equating to 19,200 sqm.</p>	<p>Available 2028, subject to allocation</p> <p>Build out over 3 - 4 years</p>

Updates after the Initial Assessment

<p> </p>

6 Upwood and The Raveleys

Upwood and The Raveleys 2: Village Field, Raveley Road, Great Raveley

Site reference	Upwood and The Raveleys 2
Site name	Village Field, Raveley Road, Great Raveley

Site address	Parish(es)	Site area (ha)
Village Field, Raveley Road, Upwood	Upwood and The Raveleys	0.99

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	5 - 7 homes	Available 2023 Build out over 1 year

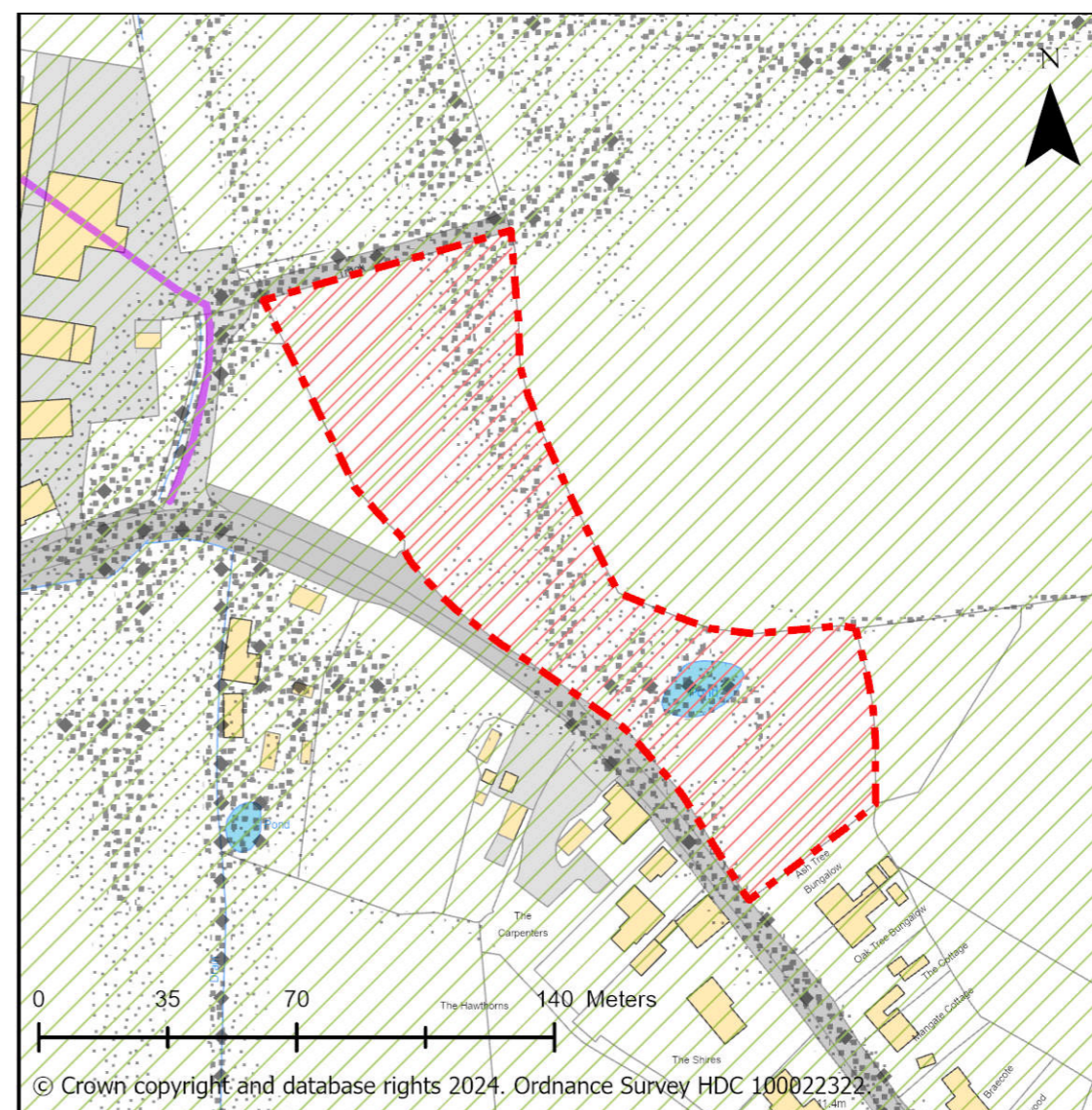
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:287
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~
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<p>The whole of the site is within flood zone 1, there is some surface water flood risk across the site. There is also a pond within the site. The site is wholly classified as grade 3 agricultural land. The site slopes gently down from its northern edge towards Raveley Road. The land slopes by approximately 5m across the site. Its lowest point is its north western edge which is some 5m or so lower than its south eastern edge. A low hedgerow runs along its northern edge and also along its frontage on Raveley Road, these provide clear boundaries to the site but as they are low there are still longer landscape views. There is a cluster of trees to the west of the site which adds to the rural nature of the site and also provides some screening to the adjacent farm. There is loosely knit residential development to the south and east of the site with the open countryside to the north and west.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are telegraph poles running along the site's frontage and also electricity poles running through the site. There are no nature conservation designations or heritage assets on site. It is however within the landscape and visual setting of the Great Fen. The site could be accessed from Raveley Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter seeks to planning permission for the site and then sell it to a third party for development. The site promoter suggests the land is available now and take 1 year to build out.</p>	+
<p>Achievability</p> <p>The site promoter identifies that electricity supply, the public highway and digital and telecommunications infrastructure are accessible from the site boundary. They identify that mains water supply is accessible within the site but that gas supply unknown but considered to not be immediately accessible. There are telegraph poles running along the site's frontage and also electricity poles running through the site. This will impact the layout of development within the site but the site promoter states that the electricity supply could be put underground. It is unclear at this stage how viable this will be to do, engagement with utility providers will also be required on this aspect. There are some topographical considerations to consider relating to the slope of the land, relationship with the landscape and the Great Fen as well as surface water flood risk present. Masterplanning and careful design may be able to overcome these.</p>	~
<p>Deliverability / developability</p>	~

<p>The site is greenfield with no structures on site to clear however the presence of telegraph and electricity poles constrain development which may impact the viability of proposals to overcome. The site promoter seeks to planning permission for the site and then sell it to a third party for development. Even though the site promoter states the site is available now, the proposal being not a rural exceptions scheme is contrary to current policy so an allocation status would be required. Therefore, the site is categorised as being developable.</p>	
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Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> ● Is greenfield land consisting of grade 3 agricultural land ● Within flood zone 1 with some risk from surface water flooding ● Very limited accessibility to local leisure and cultural facilities, shops and employment opportunities ● Primary education is located within the neighbouring village of Upwood ● Accessible to natural green space ● Not constrained by heritage designations but it is about 1km from Upwood Meadows National Nature Reserve and is within the landscape and visual setting of the Great Fen ● Located on the northern edge of the linear built form of Great Raveley, development along the frontage would be of a scale that would retain the character of the area. In depth development on the part of the site that starts to extend into the countryside would result in greater impact. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development. ● Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> ● Is potentially appropriate for development of a modest scale that reflects the surrounding residential form. ● Development will need to incorporate appropriate landscaping. ● There are telegraph poles running along the site's frontage and also electricity poles running through the site. This will impact the layout of development within the site but the site promoter states that the electricity supply could be put underground. It will need to be further scoped if this is possible and viable to do.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 0.99ha</p> <p>50% net developable area to focus development along the frontage of Raveley Road and to allow sufficient landscaping and accommodating the pond and utilities within the site.</p> <p>0.99 ha x standard proportion of 75% = 0.495 ha</p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Capacity = 0.74 ha x 25 dph = 12 homes but considering that development should be linear in form in order to reflect the existing character of the site's immediate environs, this brings the capacity down to 7 homes.</p>	<p>Available post 2028, subject to allocation status</p> <p>Build out over 1 year</p>

Updates after the Initial Assessment

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Upwood and The Raveleys 3: Upwood Field, Meadow Road, Upwood

Site reference	Upwood and The Raveleys 3
Site name	Upwood Field, Meadow Road, Upwood

Site address	Parish(es)	Site area (ha)
Upwood Field, Meadow Road, Upwood	Upwood and The Raveleys	7.2

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	100 homes	Available 2023 Build out over 1 -3 years

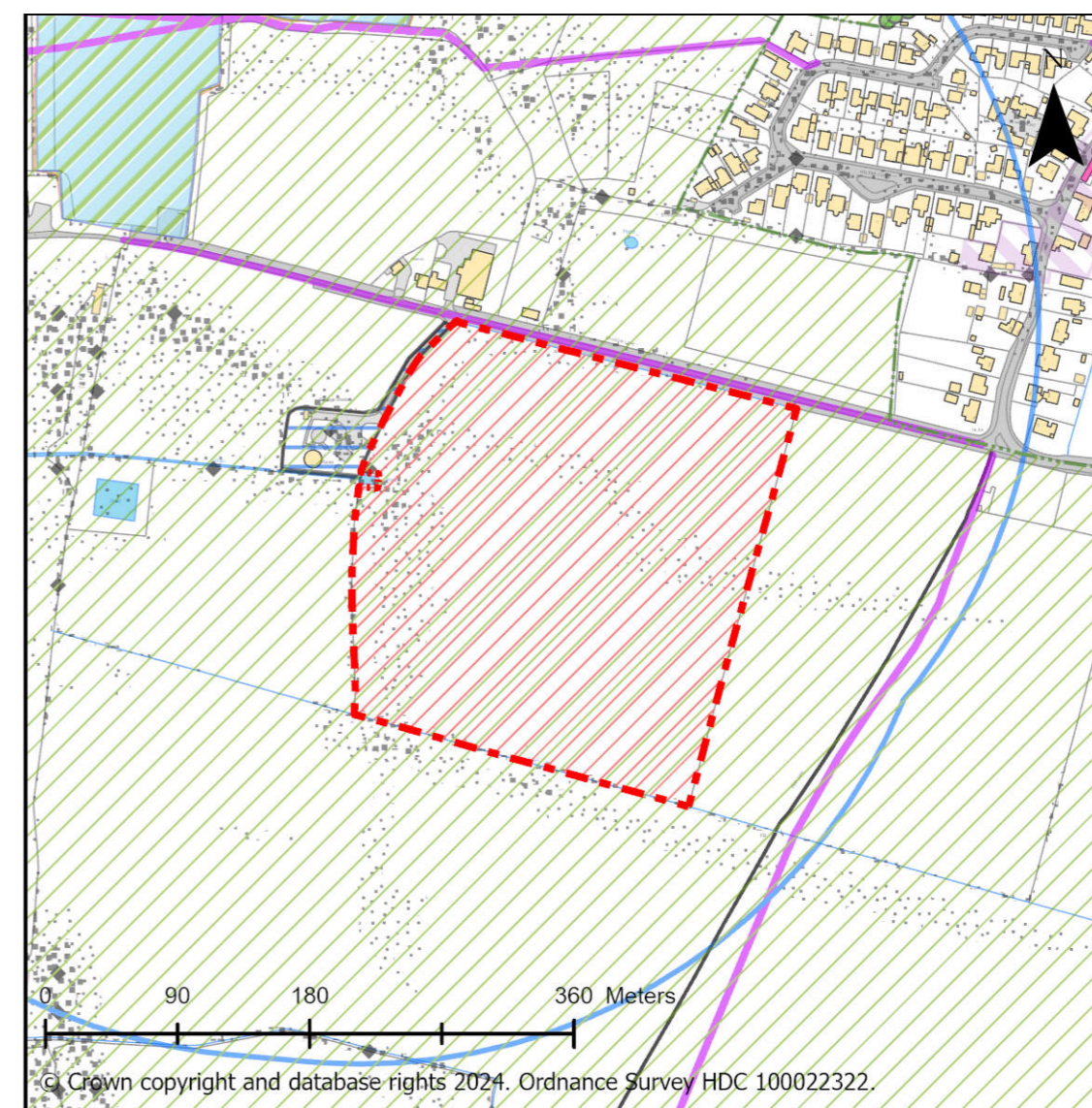
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:288
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	The site is adjacent to a water recycling area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No because the site is adjacent to 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 amenity.</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.</p>

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Capacity calculation not undertaken as site is adjacent to a water recycling area.</p>	<p>N/A</p>	<p>N/A</p>

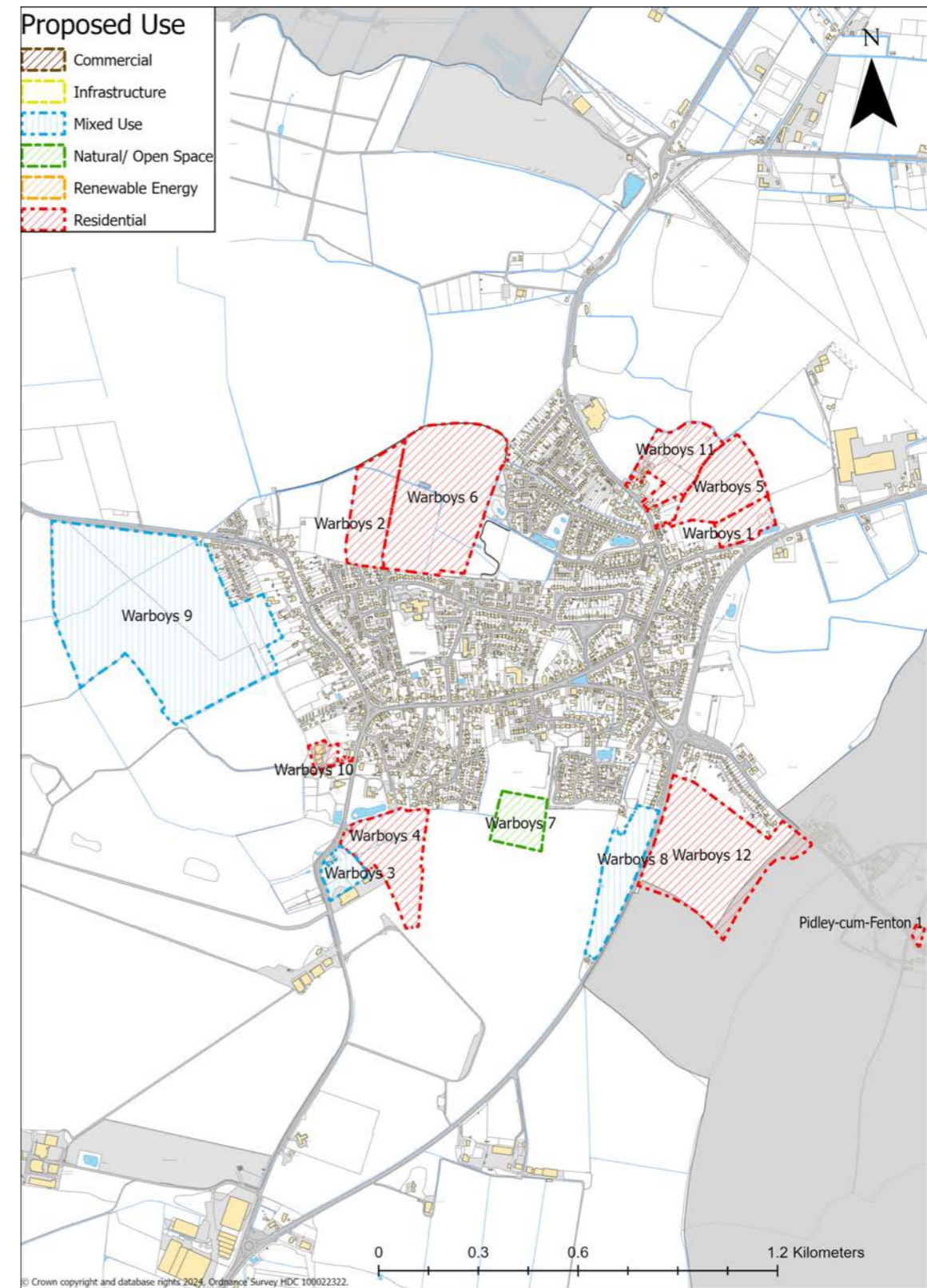
Updates after the Initial Assessment

<p></p>

7 Warboys

7.1 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 - this site partially falls within Pidley-cum-Fenton parish. As the majority of the site falls within Warboys parish, the site has been assessed here instead.



7.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

Warboys 1: Land on Heath Road, Warboys

Site reference	Warboys 1
Site name	Land on Heath Road, Warboys

Site address	Parish(es)	Site area (ha)
Land on Heath Road, Warboys PE28 2TQ	Warboys	1.5 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	18-20 homes	Available from 2023 Build out 2-3 years

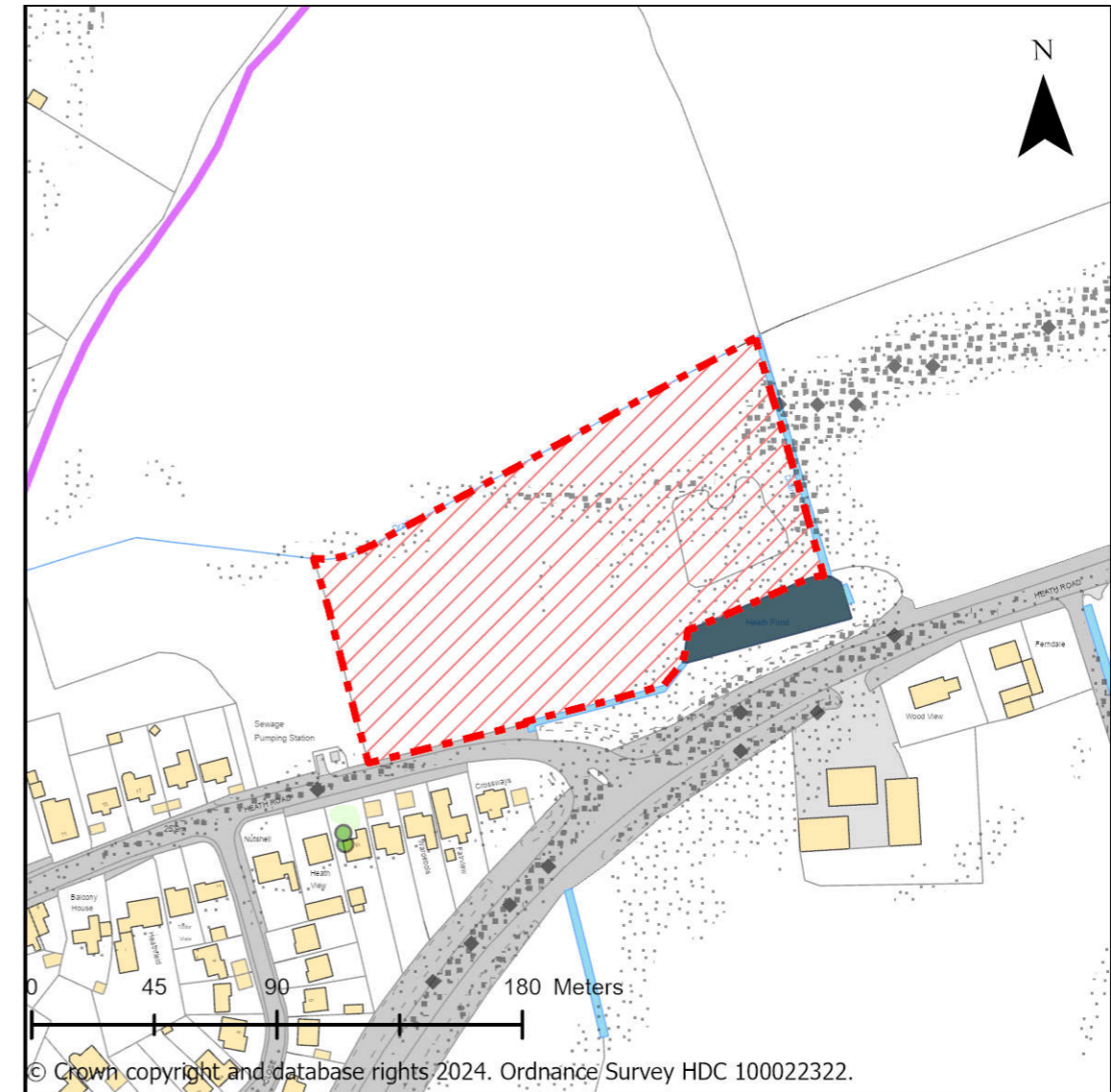
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 79
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~
The site is wholly classified as grade 3 agricultural land. The site is wholly flood zone 1 with some risk of surface water flooding.	

<p>The site is located in the north-eastern edge of Warboys, with greenfield land immediately to the north and east, Heath Road along the southern boundary and a residential area in Warboys to the south west. Moving from west to east the land slopes down by approximately 6 metres and this decline continues beyond the eastern boundary. The western and southern boundary comprises of well-established trees and hedgerow but the northern boundary is completely open meaning the site would be clearly visible from the north, from multiple fields of arable farmland with a traversing public right of way. There is a dense patch of trees on the eastern side of the site partially filtering views into the site from the east. Therefore, considering the topography of the land and public vantage points, significant landscaping could be required particularly on the northern boundary to mitigate adverse landscape impact.</p> <p>The site is not impacted by oil/ gas pipelines but it is adjacent to the A141 meaning noise and air pollution could be an issue. There are no designated heritage or nature assets within the site. Highway access could be achieved from Heath Road, consultation with Cambridgeshire County Council will be required to ascertain the most feasible and safest access point. Neighbouring the site immediately to the south east is a dense patch of trees and a pond, which may be home to protected species and require assessment.</p> <p>In addition, there is a sewage pumping station adjoining the eastern boundary.</p> <p>The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land. The site is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p>Availability</p> <p>The site is owned by a single company who support the proposal and is available for development now. The site promoter has stated there are no legal restrictions or issues to resolve prior to development.</p>	+
<p>Achievability</p> <p>The site promoter identifies that mains water supply, electricity and digital and telecommunications is available from the site boundary. Access to gas supply is unknown. A transport assessment will be required to demonstrate safe and appropriate access to the site could be achieved from Heath Road. The topography of the land could constrain development sloping downwards by 6 metres from western to eastern boundary potentially affecting the layout and capacity. An ecological survey should be undertake to avoid disrupting and mitigating the impact on habitats on the eastern side of the site. Retention of the woodland may impact the layout of the site which could be resolved through the design process. The location and topography of the site would cause significant landscape impact which would need to be mitigated through appropriate landscaping/ screening.</p>	~

<p>Deliverability / developability</p> <p>The site is wholly greenfield with no built structures to clear. The site promoter has stated the site was available from 2023, would take 2-3 years to build and will be built directly by the landowner. There are constraints to overcome prior to development.</p>	~
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Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Wholly classified as grade agricultural land. • In flood zone with some, but low, risk of surface water flooding. • Shops, culture and leisure facilities, employment opportunities and a primary school are accessible from the site. • It is sufficiently remote from all of the designated nature and heritage assets. • The location of the site could arise difficulties with place and community integration. • It has some relationship with the built form but it has a close relationship with the countryside • Capacity would translate to a low density development but is in line with surrounding built form. • Substantial landscape buffering along the northern boundary would contribute to preserving the character of the wider landscape. <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is not appropriate for development as it would be out of context with the settlement/ built form. • There may be difficulties in terms of highway safety in a village location being a adjacent to a significant junction onto the A141 and with achievability given the sloping topography of the land within the site.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The LAA and SA indicate that the site is not appropriate for development and therefore a capacity calculation has not been undertaken.</p>	<p>N/A</p>	<p>N/A</p>

Updates after the Initial Assessment

<p> </p>

Warboys 2: Land adjacent to Second and Third Avenue, Warboys

Site reference	Warboys 2
Site name	Land adjacent to Second and Third Avenue, Warboys

Site address	Parish(es)	Site area (ha)
Site is located directly north of First, Second and Third avenues in Warboys	Warboys	4.036

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing	160 homes	Available from 2023 4-5 years

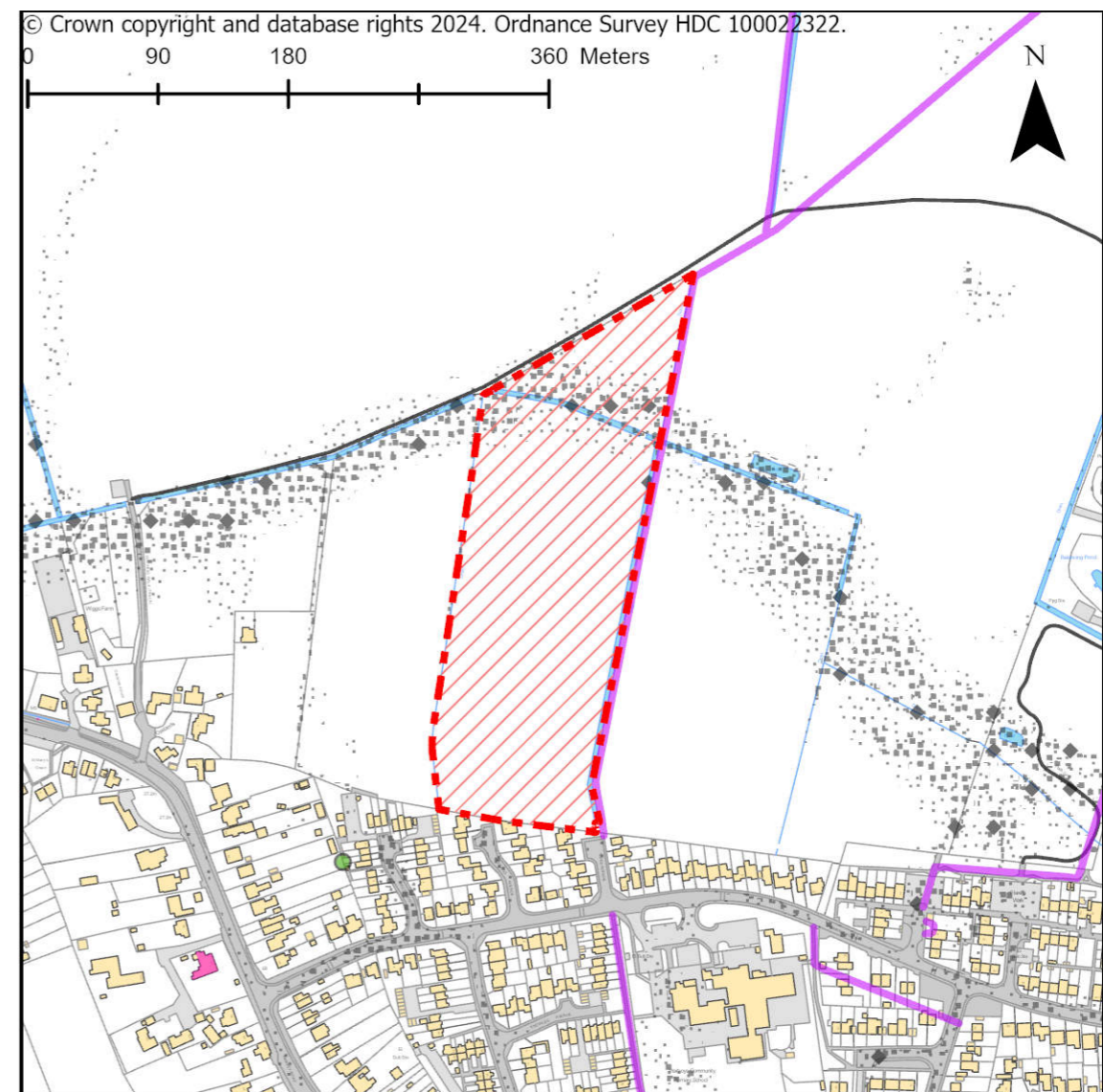
Core information

How was the site identified?	Call for Sites 2023 submission: site reference - CfS: 104
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~
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<p>The site is wholly classified as grade 2 agricultural land. The site is in flood zone 1 with some risk of surface water flooding. The site is located in the north of Warboys surrounded by agricultural fields to the north, east and west but adjoins a built up area to the south. The topography of this area of Warboys is broadly level, the land within the site sloping gently down from south to north. There would be adverse landscape impact due to the flat nature of the land and boundaries of the site being predominantly open meaning the development would be visible from the north for long distances and from public right of ways to the east and north east, particularly from a path which runs along the eastern boundary. Mitigation to screen the development and reduce adverse landscape impact will likely be required. The site is not impacted by oil/ gas pipelines. There are no designated nature or heritage assets within the site. The site fronts onto Second and Third Avenue which could provide potential road access to the site but achievability is unclear due to a strip of land between the site boundary and the road potentially constraining development. Consultation with Cambridgeshire County Council will be required to understand whether highway access is achievable to the site.</p> <p>The site is wholly greenfield and therefore offers no opportunities for the regeneration or reuse of previously developed land. The site is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p>Availability</p> <p>The site is owned by a single company who support it's development and is available for development now. The site promoter has stated there are no legal restrictions or issues to resolve prior to development. How the site will be delivered is unknown but will take 4-5 years to build out.</p>	+
<p>Achievability</p> <p>The site promoter has identified that utilities, digital infrastructure and highway access to the site are all accessible from the site boundary. However, as identified, there is a strip of land in between the site boundary and road access for both of the potential access points on Second and Third Avenue which may form a ransom strip and significantly constrain the achievability of access. In addition, Second and Third Avenue are small residential closes and which would require upgrading to accommodate the scale of development and it is uncertain if this is achievable. The land to the east of the site has been submitted by the same promoter and therefore the site may have potential to come forward as a cohesive scheme. The flat nature of the land would unlikely constrain the physical development of the proposal but there could be significant adverse landscape impact due to the existing boundaries adjoining agricultural fields being completely open, enhanced by existing public right of ways. Therefore, significant screening may be required to ensure mitigation and should be incorporated into the early stages of the design process.</p>	~
<p>Deliverability / developability</p>	~

<p>The site is wholly greenfield with no built structures to clear. There are constraints to overcome relating to access and landscape impact which would need to be resolved. As stated by the site promoter, how the site will be delivered is unknown but the build out is expected to take 4-5 years. The proposal may be incorporated as a joint scheme with the land neighbouring the site to the east which may involve phased development over a longer period. As a result, the site is considered to be developable.</p>	
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Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Within flood zone 1 with minimal recorded risk of surface water flooding • Classified as grade 2 agricultural land • Limited access to natural green space • Within 1km of Warboys Wood SSSI but sufficiently remote from all of the designated nature assets • Within 800m of a primary school, local convenience store and a regular bus service and is in close proximity to employment opportunities. • The location of development would be completely out of context with the existing built form and has a very close relationship with the countryside with completely open boundaries and therefore there could be significant adverse landscape impact. • It would be difficult to integrate the site with the existing place and community • A capacity of 160 homes could provide a range of types, tenures and sizes. <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is deemed inappropriate for development due to the location of the site being out of context with the existing built form, potential for significant adverse landscape impact and highway access to the site being potentially unachievable as a result of the presence of ransom strips and ability of Second and Third avenue to accommodate the scale of development. • However, it must be noted, in conjunction with the site submission to the east which has been put forward by the same site promoter, the site could come forward as a cohesive scheme.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is deemed inappropriate for development and therefore a capacity calculation has not been undertaken.	N/A	N/A

Updates after the Initial Assessment

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Warboys 3: Land rear of 51 Church Road, Warboys

Site reference	Warboys 3
Site name	Land rear of 51 Church Road, Warboys

Site address	Parish(es)	Site area (ha)
51 Church Road Warboys PE28 2RL	Warboys	1.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing Custom and self-build housing Nursing and care homes Commercial: Employment Commercial leisure Logistics, distribution Infrastructure: Health uses	Not stated	Land available 2023 Build out 2-3 years

Core information

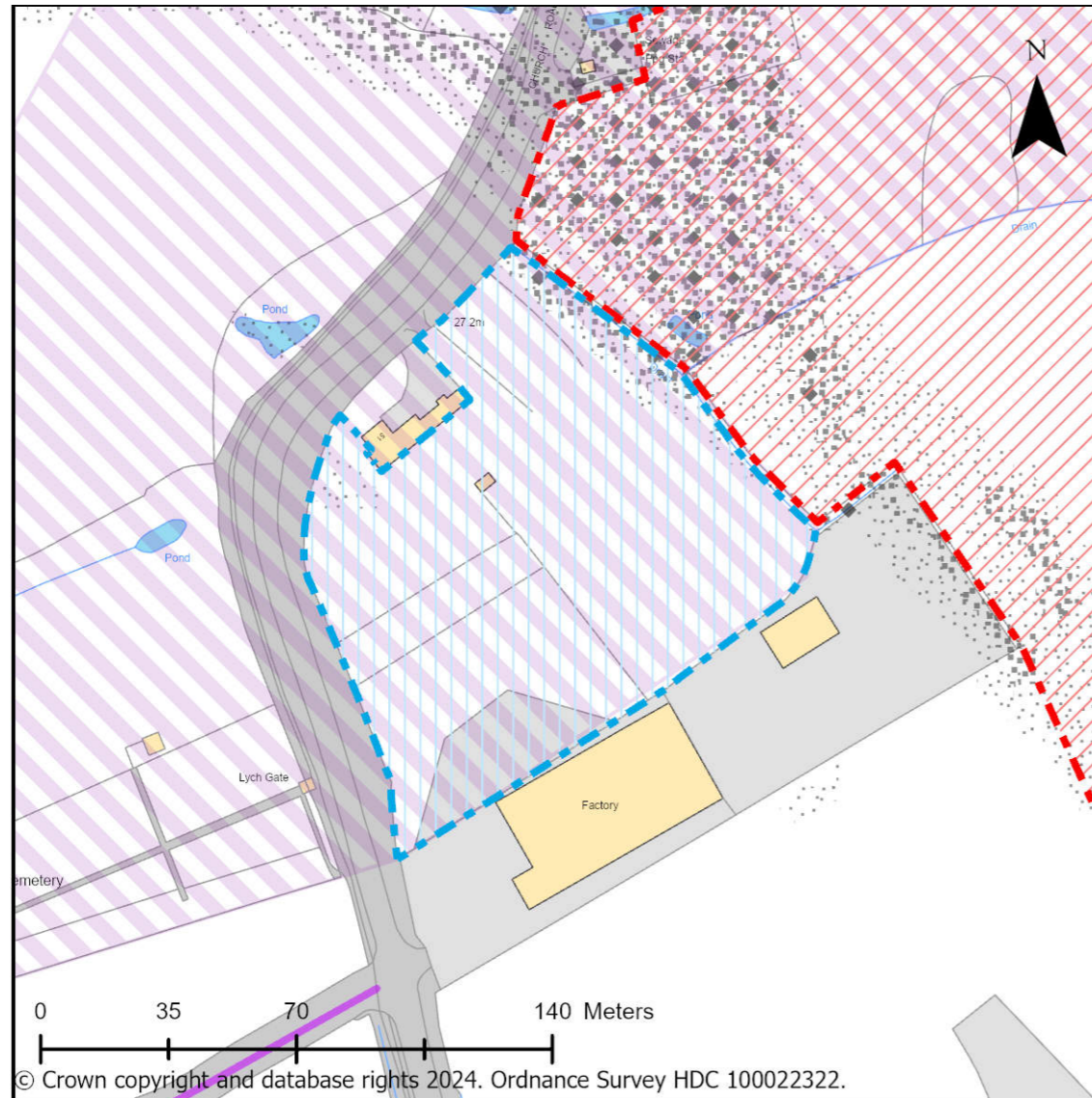
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 133
Relevant planning history	Reference: 22/02423/FUL Proposal: Change of use of hardstanding to open storage and alterations to access

	Outcome: Withdrawn HELAA December (2017): 51 Church Road, Warboys (033)
Land type	Part previously developed and part greenfield land
Current use of the site	Residential and Garden Land
Supporting information	<ul style="list-style-type: none"> Call for Sites Supporting Statement May 2023

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
The site is wholly classified as grade 3 agricultural land. It is in flood zone 1 with minimal risk of surface water flooding.	~

<p>The site is located in the south west of Warboys with Church road parallel to/ along the western boundary. The topography of the land within the site and further to the east is broadly flat whilst the land slopes gently down beyond the western boundary. The land is currently associated with the residential property adjoining the north western boundary, consisting of a high population of mature trees which is particularly dense on the western side. Adjoining the site to the south is an employment site. There would unlikely be adverse landscape impact due to the site being wholly screened by heavily vegetated boundaries, reinforced by hedging immediately opposite the site along Church Road and relatively large buildings for business use to the south.</p> <p>Oil/ gas pipeline buffer zones do not impact the site. The adjoining transport business would be less compatible with the proposed residential use due to potentially imposing noise and air pollution and therefore could negatively impact residential amenity. Therefore, the site may be more appropriate for employment use. There are no designated nature assets within the site. The site is wholly located within Warboys Conservation Area and therefore the development should be sensitive to it's character and form. The removal of mature trees within the site could negatively impact the rural/ vegetated feel to the south western edge of Warboys and the conservation area. The site could be accessed from Church Road but may require the removal or damage to protected trees in Warboys Coservation Area.</p> <p>There is a small area in the south of the site which is previously developed, offering some opportunity for the recycling of materials. The site is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p>Availability</p> <p>The site is owned by a single family who support the proposal. There are no legal restrictions or issues to resolve prior to development. The site has been available for development since 2023 and it's anticipated the build out phase will last 2-3 years. How the development will be delivered is unknown.</p>	+
<p>Achievability</p> <p>Mains water and electricity supply is available within the site and so is digital infrastructure. Gas supply is available from the site boundary. There are no topographical challenges to overcome that would hinder development on the site. There would be minimal landscape impact due to substantial screening along the boundaries and from adjoining uses, limiting the views into the site from surrounding land. There are a number of access points along Church Road that could be used to enter the site, Cambridgeshire County Council will need to be consulted to understand which one would be most appropriate. In order for the site to be developed and highway access to be achieved mature trees which are in Warboys Conservation Area will likely need to be removed. Assessment to understand the severity</p>	~

of the negative impact upon the CA and existing habitats will be required prior to development. The site promoter intention with the site is unclear as a range of uses have been put with no clarification on their scale and nature.	
Deliverability / developability A significant number of trees will likely need to be cleared prior to development. There are constraints to overcome relating to preserving the character and form of Warboys Conservation Area and habitats. How the site will be delivered is unknown but it is expected to build out over 2-3 years. As a result, the site is considered to be developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is within flood zone 1 with minimal recorded risk of surface flooding • Classified as grade 3 agricultural land • In close proximity to shops, culture and leisure facilities, a regular bus service and a primary school. • Within 1.5km of an Established Employment Area (EEA) • Potential to significant harm to Warboys Conservation Area due to the likely removal of established trees to accommodate the development. • Difficult to integrate all of the proposed uses with the existing place and community <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is not appropriate for development for all of the proposed uses due to the site being wholly within Warboys Conservation Area and the potential for significant adverse impact to this designated heritage asset due the removal of established trees situated within the site to accommodate the development.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation has not been undertaken as the site is deemed inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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Warboys 4: Land East of Church Road, Warboys

Site reference	Warboys 4
Site name	Land at Church Road, Warboys

Site address	Parish(es)	Site area (ha)
Land to the east of Church Road, Warboys	Warboys	4.8

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	25 homes	Available from 2023 1-2 years

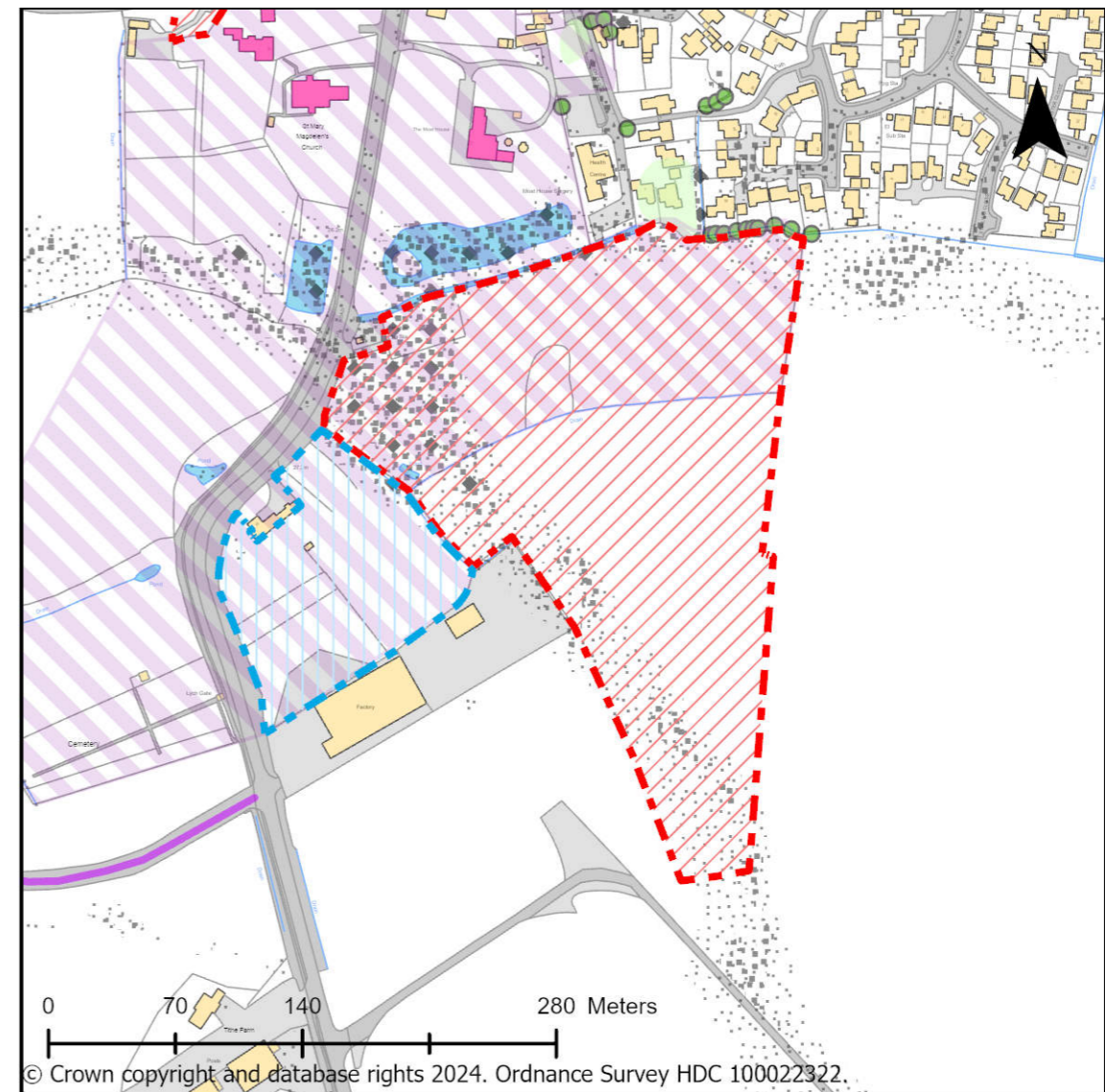
Core information

How was the site identified?	Call for sites submission CfS 172
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~
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<p>The site is wholly classified as grade 2 agricultural land. The site is wholly within flood zone 1 with some risk of surface water flooding.</p> <p>The site is located on the south western edge of Warboys, east of Church Road (B1040). The topography within and immediately surrounding the site is broadly level, with agricultural fields wholly adjoining the southern, eastern and partly the western boundary and the built up area in the south west of Warboys to the north. The remaining part of the western boundary adjoins to the land owned by a residential property and also a transport business.</p> <p>The northern part of the site is screened from surrounding viewpoints due to being wholly bound by established vegetation which includes a hedgerow that traverses the middle of the site (from west to east) acting as a separator between the northern and southern part of the site. The southern portion of the site would be visible for long distances due the boundaries being completely open. If the existing hedgerow within the middle of the site is cleared the whole of the site would be visible from the east and south and need to mitigated through appropriate landscaping. There are no designated nature assets within the site. However, approximately half of the site is within Warboys Conservation Area; the development would need to be sensitive to it's character, setting and form and conserve/mitigate impact on trees situated within the site. There is also a listed building to the north but this is heavily screened by dense vegetation along the northern boundary minimising adverse impact. There are multiple TPO trees immediately outside the north eastern boundary associated with residential properties which would need to be conserved. Highway access could be achieved from Church Road. The site is not impacted by oil/gas pipelines but it does neighbour a business within the transport sector and therefore it may be subject to noise and air pollution.</p> <p>The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land. The site is outside a mineral safeguarding area and a water recycling buffer zone.</p>	
<p>Availability</p> <p>The site is owned by a single company who support it's development. There are no legal restrictions and issues to resolve prior to development. The promoter has stated the site is available development now and is intended to be sold to a third party once allocation status has been acquired.</p>	+
<p>Achievability</p> <p>The site promoter has identified that water mains, electricity and broadband infrastructure is available from the site boundary, accessibility to gas supply is unknown. Highway access could be achieved from Church road but could involve the removal of protected trees within Warboys Conservation Area. There are multiple constraints to overcome relating landscape</p>	~

<p>and heritage but could be overcome through effective and sensitive design and landscaping. The land within and surrounding the site is broadly level meaning there are no topographical constraints to overcome that would limit the achievability of the proposal.</p>	
<p>Deliverability / developability</p> <p>The site is wholly greenfield with no built structures to clear. However, there are significant constraints to overcome. As stated, the site promoter seeks allocation status to sell the site to a third party for development. Therefore, the site is considered developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:</p> <ul style="list-style-type: none"> • The site is in flood zone 1 with some risk of surface water flooding • Is wholly classified as grade 3 agricultural land • In within 800m of multiple culture and leisure facilities, a local convenience store and a regular bus service • In close proximity to employment opportunities and education facilities • Pavement available immediately opposite the frontage • Sufficiently remote from all of the designated nature assets. • Part of the site is within Warboys Conservation Area • Close relationship with the built form and countryside; development to the north would improve integration with landscape and townscape. • Preservation of TPOs along the northern boundary, Warboys CA and the listed building to the north is essential in determining the success of the scheme. <p>In combination, the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is potentially appropriate for development subject to effective masterplanning to ensure effective integration with the built form and preservation of Warboys Conservation Area, the landscape, TPOs and listed building to the north of the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 4.8 ha 40% net developable area to allow for sustainable drainage, landscaping and retention of protected trees. 4.8 ha x 30% = 1.44 ha	Residential - Market/affordable housing 25 dph to reflect the edge of village location in a large village. 25dph x 1.44 ha = 36 homes	Allocation status required Build out over 2 years

Updates after the Initial Assessment

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Warboys 5: Little End, Station Road, Warboys

Site reference	Warboys 5
Site name	Little End, Station Road, Warboys

Site address	Parish(es)	Site area (ha)
Land to the east of Station Road and north of Heath Road, Warboys	Warboys	4.6

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	150-200 homes	Available from 2023 Build out approximately 4 years

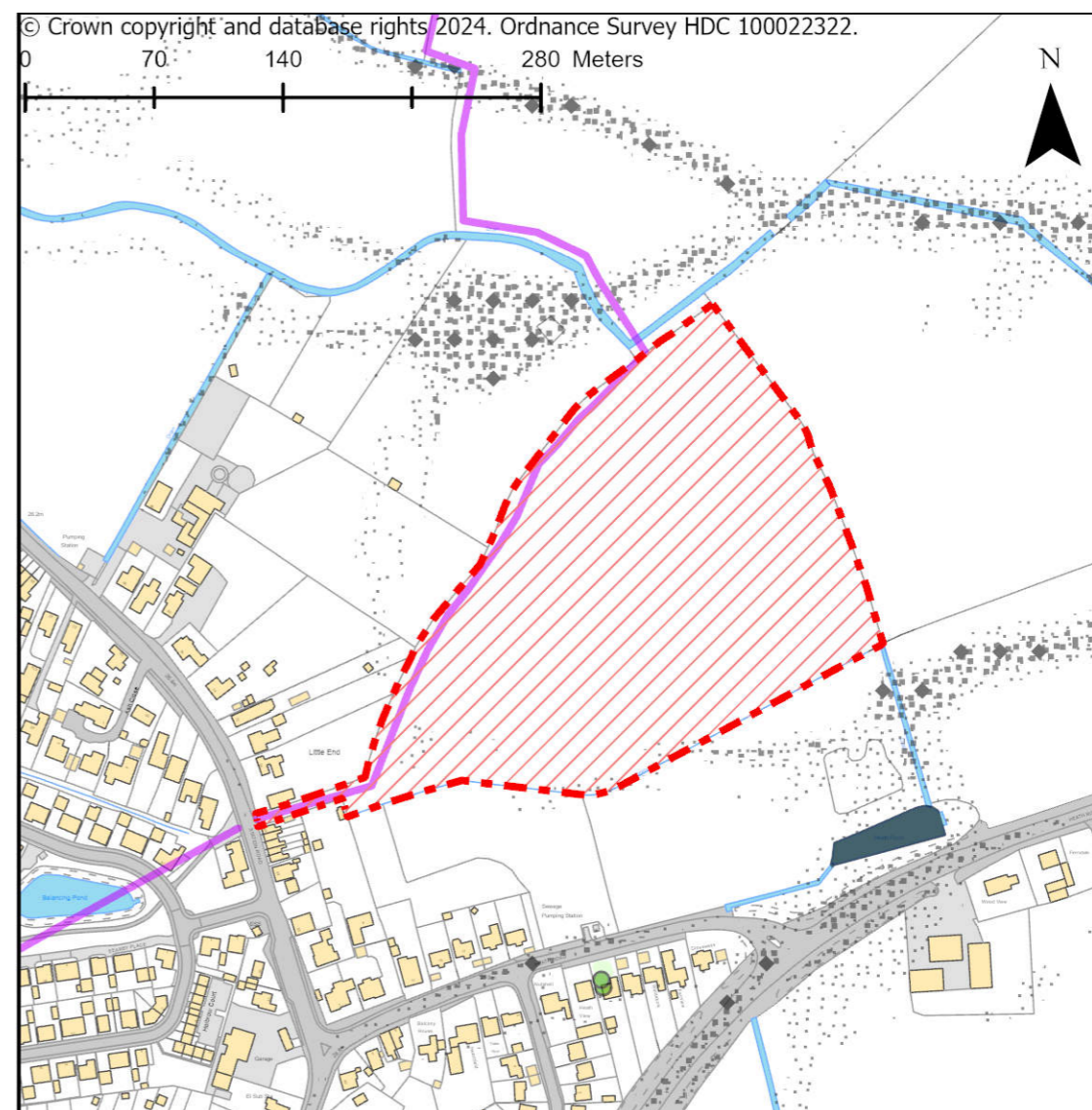
Core information

How was the site identified?	Call for Sites 2023 Submission CfS 145
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~
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<p>The site is predominantly grade 3 agricultural land, the remaining portion being grade 2. The site is wholly in flood zone 1 with no recorded risk of surface water flooding.</p> <p>The site is located on the north-eastern edge of Warboys behind residential houses and associated curtilages along Station Road. Moving from west to east, the site slopes downwards by approximately 12m and this decline continues beyond the eastern boundary. The site is triangular in shape, broadly consisting of three, relatively long boundaries of which the eastern and southern boundary are very open meaning the site would be visible from agricultural fields. However, the landscape impact looking into the site is made smaller due to some hedging along the northern boundary and large warehouse development approximately 200m east of the site and substantial screening along Heath road to the south. There is a public right of way running along the northern boundary and therefore the development could negatively impact the public view from the path.</p> <p>The site is not impacted by oil/ gas pipelines or pollution. There are no designated heritage or nature assets within the site. There is a very thin strip of land/ track within the site boundary joining Station road potentially allowing highway access to the site, consultation with Cambridgeshire County Council will be required to understand whether this could accommodate the development.</p> <p>The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land and is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p>Availability</p> <p>The site is owned by a single family who support the proposal and has been available for development since 2023. The site promoter has stated there are no legal restrictions or issues to resolve prior to development.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all utilities and digital infrastructure is available from the site boundary. Highway access could be achieved from Station Road, the narrow track connecting to Station Road within the site will need to be assessed to understand if it could support the development. The combination of the narrow track alongside limited potentially for expansion with residential properties either side could make access to the the site difficult. The relatively steep topography of the land could impact the layout and achievability of the capacity as well as potentially enhancing adverse landscape impact by being visible from surrounding land. There could be also be significant adverse landscape due to the scale and location of the site which would require mitigation via appropriate landscaping/ screening.</p>	~
<p>Deliverability / developability</p>	~

<p>The site is greenfield with no structures to clear. There are significant barriers to the site relating to highway access and landscape impact that would need to be overcome. The land has been available for development since 2023 and is expected to be delivered within 4 years. How the site will be delivered is unknown. Consequently, it is categorised as developable.</p>	
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Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Wholly classified as grade agricultural land. • In flood zone with some, but low, risk of surface water flooding. • Shops, culture and leisure facilities, employment opportunities and a primary school are accessible from the site. • It is remote from all of the designated nature except a SSSI to the north and heritage assets. • The location and scale of the site could cause difficulties with place and community integration. • The proposed capacity is too high given it's context. • The development would be highly prominent in the countryside despite some association with built form. <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is deemed to be not appropriate for development due to the scale and location of the site being out of context with the settlement/ built form, the steep topography of the land and intrusion into the countryside. • Would have highway access difficulties given the existing track and limited scope to upgrade.

HDC's Delivery Calculations

<p>HDC's net developable area calculation</p>	<p>HDC's anticipated uses and capacity</p>	<p>HDC's delivery estimate</p>
<p>Capacity calculation not undertaken due to the site being deemed inappropriate for development.</p>	<p>N/A</p>	<p>N/A</p>

Updates after the Initial Assessment

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Warboys 6: Land North of Humberdale Way, Warboys

Site reference	Warboys 6
Site name	Land North of Humberdale Way, Warboys

Site address	Parish(es)	Site area (ha)
Land north of Humberdale Way, adjacent to First, Second and Third Avenue Accessed off Humberdale Way, Warboys	Warboys	12.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market/ affordable housing	500 homes	Available from 2023 4-5 years

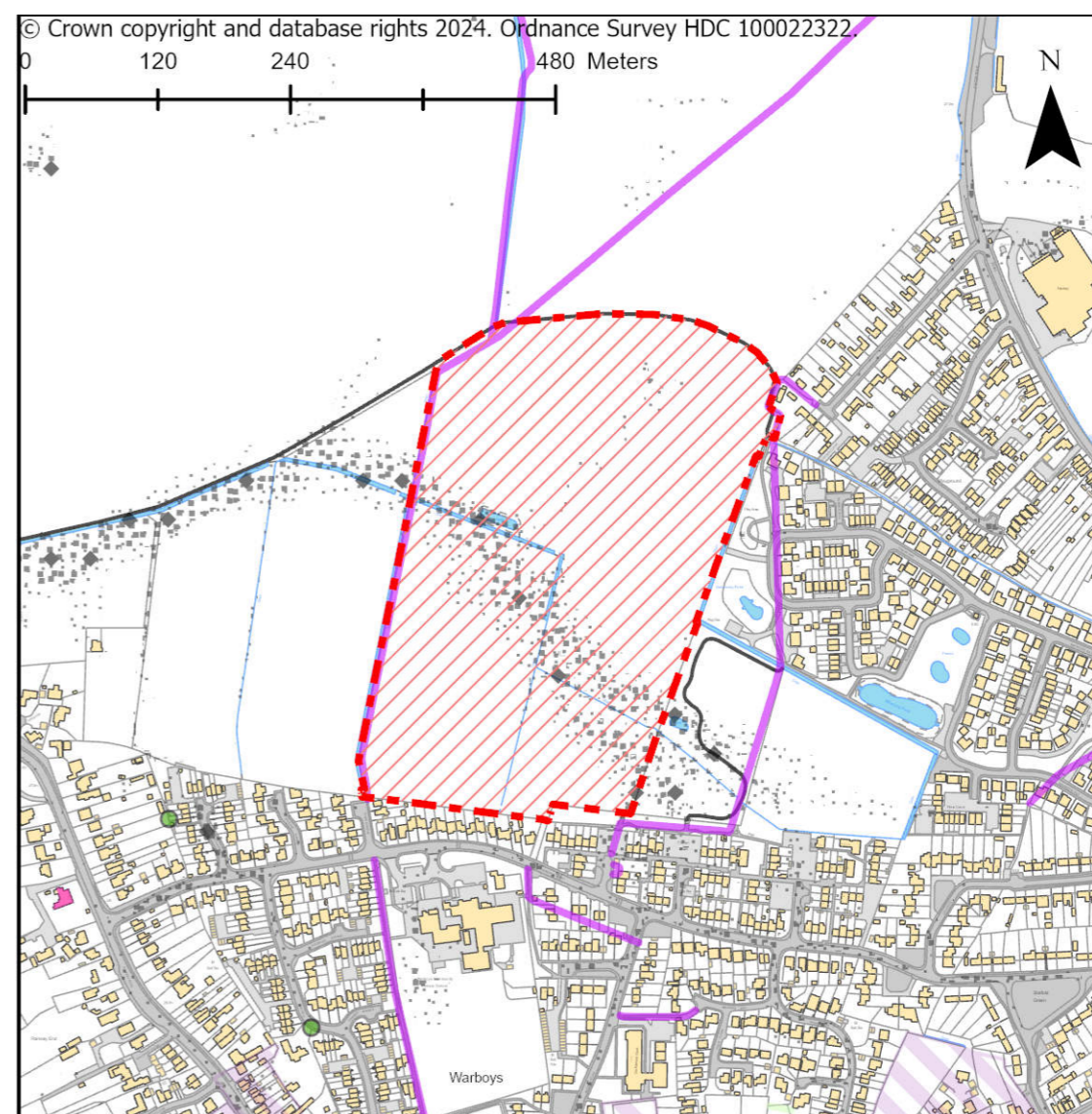
Core information

How was the site identified?	Call for Sites Submission 2023 CfS 148
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~
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<p>The site is predominantly classified as grade 3 agricultural land, the remaining being grade 2. The site is within flood zone 1 with some risk of surface water flooding. The site is located in the north of Warboys, adjoining agricultural arable farmland to the north and west and the built up residential area to the south. The upper part of the eastern boundary is adjacent to a relatively large area of residential properties in the North East of Warboys which includes an allocation in the existing Local Plan. The lower part of this boundary adjoins to greenfield land. The topography of the site is broadly level, sloping gently down into the middle of the site and then back up to the northern boundary, reflecting the flat nature of this area of Warboys. The western and northern boundaries are completely open meaning the development would be clearly visible from long distances looking into the site from the north particularly due to multiple public right ways along the western boundary and to the north of the site. Mitigation could be achieved through landscaping buffers to help screen the development.</p> <p>The site is not impacted oil/ gas pipelines. There are no designated nature or heritage assets within the site. Potential highway access may be achieved from Third Avenue which comes off Humberdale Way but achievability would be constrained by a strip of land that is located in between between the site boundary and the road. The promoter has identified that access could be achieved from Humberdale Way via First, Second or Third Avenues but First and Second Avenue are quite far removed from the site significantly reducing achievability. Consultation with Cambridgeshire County Council will be required to understand whether highway access can be achieved to accommodate the development. There are is a electricity line that runs through the middle of the site (south to north) and then east to the eastern boundary which, as stated by the site promoter, will be diverted. / redirected.</p> <p>The site is wholly greenfield land and therefore offers no opportunities for the regeneration or reuse of previously developed land. The site outside a mineral safeguarding area.</p>	
<p>Availability</p> <p>The site is owned by a single company who support it's development and is available for development now. The site promoter has stated there are no legal restrictions or issues to resolve prior to development. How the site will be delivered is unknown but will take approximately 4-5 years to build out.</p>	+
<p>Achievability</p> <p>The site promoter has identified that utilities, digital infrastructure and highway access to the site are all accessible from the site boundary. However, as identified, there is a strip of land in between the site boundary and Third Avenue which may form a ransom strip and significantly constrain the achievability of access. In addition, Third Avenue is a small residential close and therefore will likely need upgrading to accommodate the scale of development. The flat nature of the land would unlikely constrain the physical development</p>	~

<p>of the proposal but there could be significant adverse landscape impact enhanced by the boundaries adjoining the agricultural fields being completely open with public right of ways. Therefore, as part of the masterplan for the proposal significant screening may be required to ensure mitigation.</p> <p>There are electricity lines within the site that would need to be redirected, impacting viability by raising costs to the developer.</p>	
<p>Deliverability / developability</p> <p>The site is wholly greenfield land with no built structures to clear prior to development. There are a few constraints to overcome and there is a pond in the middle of the site which will need to be incorporated into the design process. As stated by the site promoter, how the site will be delivered is unknown but the build out is expected to take 4-5 years. Therefore, the site considered to be developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> ● Within flood zone 1 with minimal recorded risk of surface water flooding ● Classified as grade 2 agricultural land ● Limited access to natural green space ● Within 1km of Warboys Wood SSSI but sufficiently remote from all of the designated nature assets ● Within 800m of a primary school, local convenience store and a regular bus service and is in close proximity to employment opportunities. ● A capacity of 500 homes could provide a range of types, tenures and sizes. ● The site has a close relationship with the built form situated relatively central in Warboys and is adjacent to two large residential areas to the east and south ● Sufficient landscaping is essential to ensure any adverse landscape impact is mitigated ● It could be effectively masterplanned to integrate with the place and community but issues over highway access could limit integration <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> ● Is potentially appropriate for development subject to effective masterplanning to ensure integration with the townscape, place and community and mitigate adverse landscape impact.
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- However, achievability of highway access is uncertain due to the presence of ransom strips between the site boundary and Third Avenue. This is a key development constraint and would need to be resolved prior to development.
- The presence of electricity lines may also limit the viability of the site.
- It must be noted, in conjunction with the site submission to the east (CfS 104) which has been put forward by the same site promoter, the site could come forward as a cohesive scheme.
- 500 could provide a significant housing growth opportunity

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 12.3 ha 70% net developable area to incorporate significant landscape buffers, sustainable drainage and infrastructure. 70% x 12.3 ha = 8.47 ha (net developable area)	Net developable area of 8.47 ha. 35 dph to reflect connection with the countryside and built form within a large village location of Warboys. 8.47 ha x 35dph = 296 homes	From 2024 Delivery expectation of 4-5 years

Updates after the Initial Assessment

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Warboys 7: Land South of Warboys Sports Field, Warboys

Site reference	Warboys 7
Site name	Land South of Warboys Sports Field, Warboys

Site address	Parish(es)	Site area (ha)
Farmland south of Warboys Sports Field	Warboys	2.30

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open Space Uses: Natural, green or open spaces	Unknown	Available 2024-2028 Within 5 years

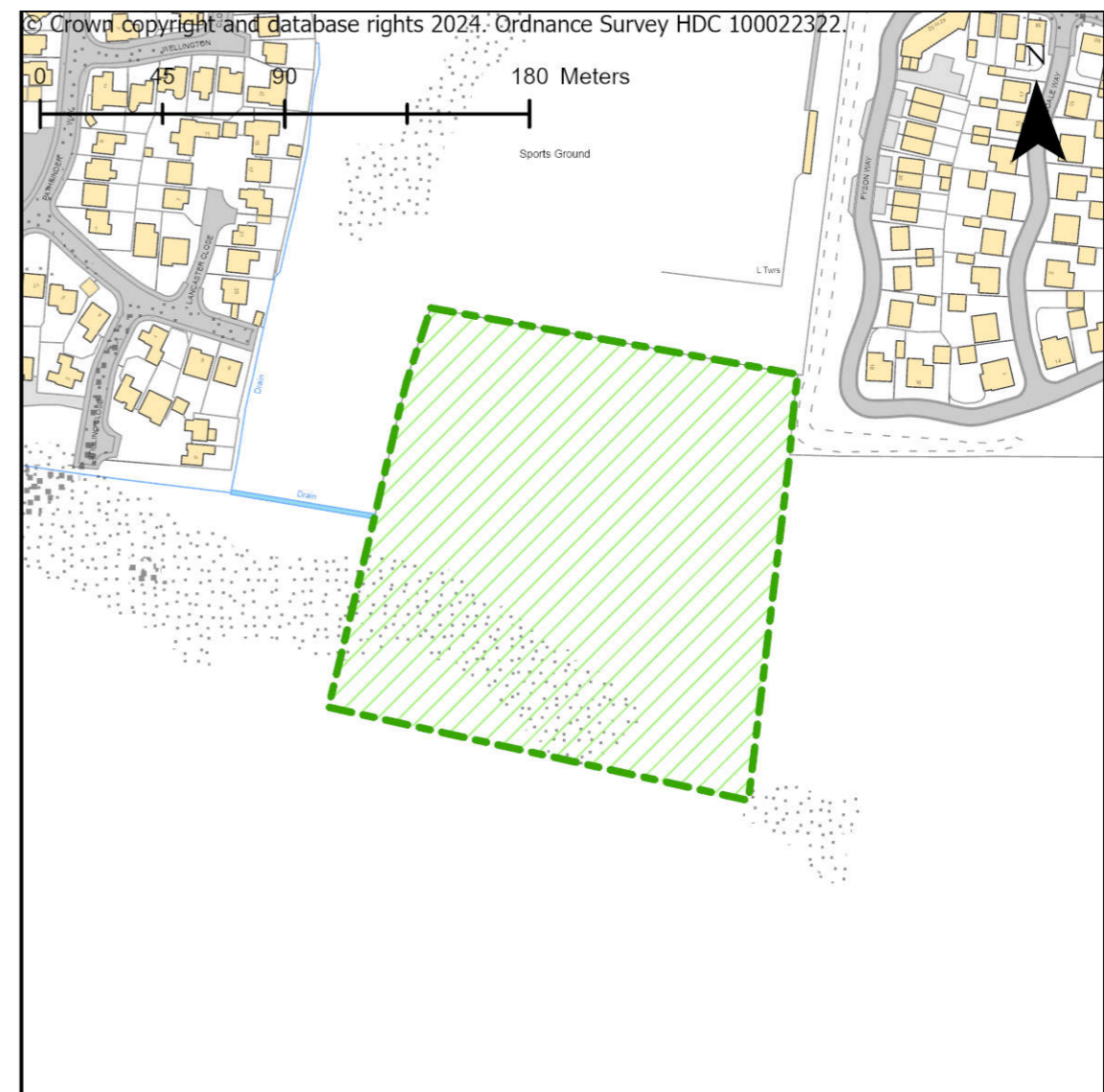
Core information

How was the site identified?	Call for Sites 2023 Submission CfS 136
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	+
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<p>The site is wholly classified as grade 2 agricultural land. The site is within flood zone 1 with no known risk of surface water flooding.</p> <p>The site is located to the south of Warboys surrounded by greenfield land except to the north east where there is an allocated site in the existing Local Plan for residential development which has been completed. There is also an allocated site to the west but a planning application has not been submitted and therefore is unimplemented. The northern boundary and part of the western boundary adjoins to a playing field whilst to the south there is arable farmland. The topography within and immediately surrounding the site is broadly level and the landscape impact will likely be negligible to the proposal being solely for natural, green or open spaces. The site is not impacted oil/ gas pipelines. There are no designated nature or heritage assets within the site. As stated by the site promoter, the site is intended to support the expansion of Warboys Sports and Social Club and therefore access to the site could be achieved through the existing playing field.</p> <p>The site is wholly greenfield land and therefore offers no opportunities for the regeneration and reuse of previously developed land. The site is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p>Availability</p> <p>The site has been submitted by a third party who does not own the land. They identify the site is owned by a single family who do not intend to sell the land for the proposed use/ extension of the sports field/ natural, green or open spaces at less than housing value which makes the purchase of the land currently unaffordable to the site promoter. Therefore, this shows the proposal unavailable for development</p> <p>The promoter suggests the land would be available 2024-2028 and the landowner seeks to obtain an allocation before selling the site to a third party for development.</p>	-
<p>Achievability</p> <p>The site promoter has identified that access to gas, mains and electricity supply is unknown, as is access to digital and telecommunications infrastructure although the proposed use would generate limited if any demand for utility services. They have also stated that highway access to the site could be achieved from the site boundary, if the land is acquired by the site promoter the site will become part of Warboys Sports and Social Club which has car parking/ road access. There are no topographical challenges to overcome.</p> <p>The achievability of the site is dependent on the landowners willingness to sell the land to the site promoter for the intended use. Through the Call for Sites Submission of the site, the site promoter identifies that through a designation/ allocation in the new Local Plan the land may become a more affordable value. Given the site has been put forward by a third party and the landowner does not support the proposal, it is considered unachievable.</p>	-

<p>Deliverability / developability</p> <p>As identified there are constraints to overcome relating to the landowners willingness to sell the land to the site promoter for the intended use and therefore the proposal is considered to be unachievable and cannot be delivered.</p>	-
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Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No, as the site is unavailable for development.</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The site did not progress to Sustainability Appraisal as the site is unavailable for development.</p>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>significant constraints including 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.</p>		

Updates after the Initial Assessment

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Warboys 8: Land at New Road, Warboys

Site reference	Warboys 8
Site name	Land at New Road, Warboys

Site address	Parish(es)	Site area (ha)
Land to the west of New Road, Warboys	Warboys	3.28ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market/ affordable housing Infrastructure: Supporting infrastructure	40 dwellings Community and education facilities	Available 2024-2028 Build out 2 years

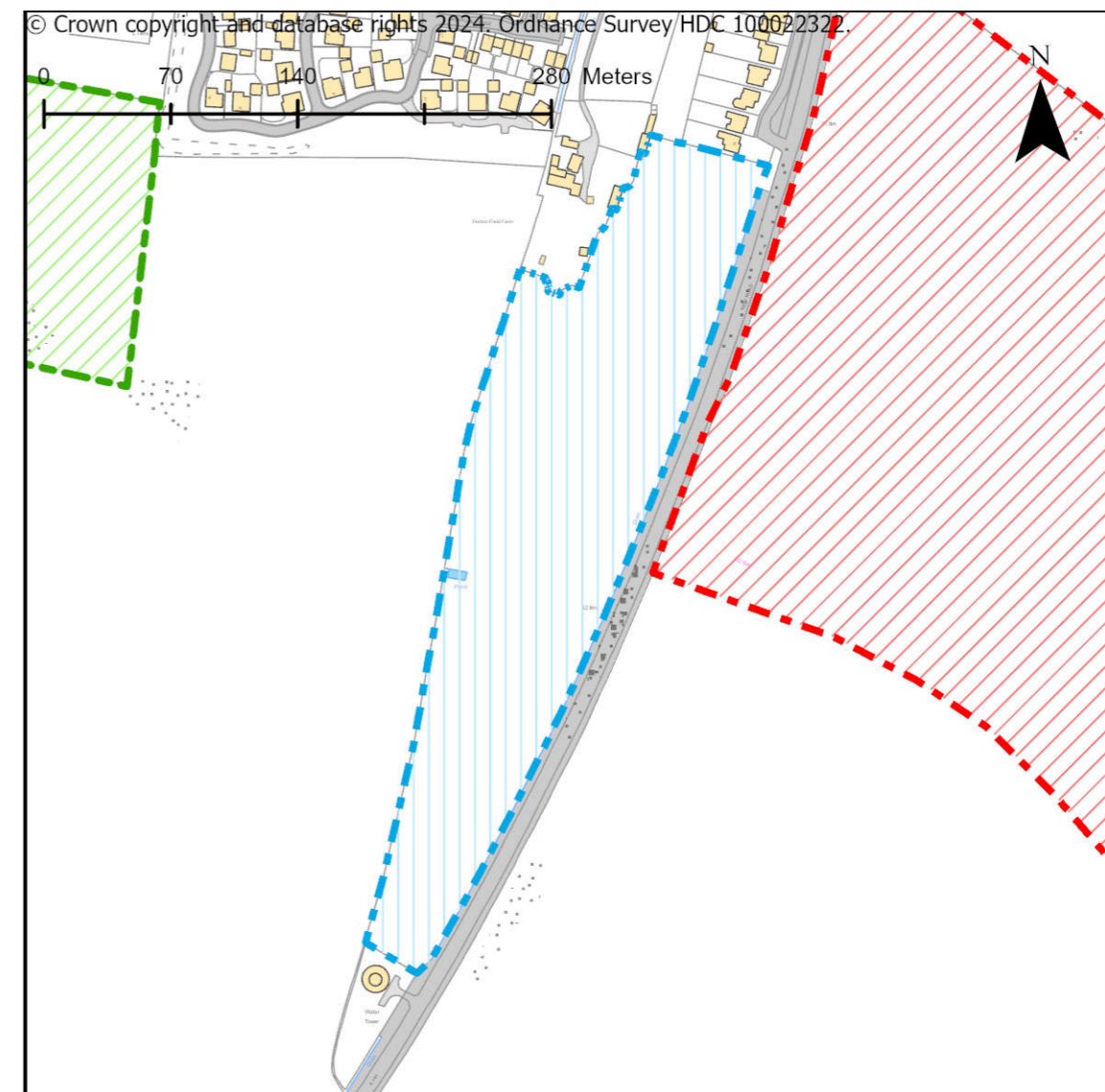
Core information

How was the site identified?	Call for Sites Submission CfS 166
Relevant planning history	HELAA 2017: West of New Road
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site is wholly classified as grade 2 agricultural land. The site is within flood zone 1 with no recorded risk of surface water flooding. The site is situated in the south east of Warboys and is a relatively long and thin strip of land extending to southwards in a linear fashion, adjoining a row of houses to the north along New Road and a Water Tower to the south. Understanding of the compatibility of the site with the adjoining Water Tower may be required. The whole of the eastern boundary fronts onto New Road whilst beyond the western border there is predominantly arable farmland except to the north west where there is a larger residential development which is an existing allocation in the Local Plan to 2036. The land within and beyond the eastern boundary is broadly level but the land to the west of the site slopes downwards and then up Church Road. The boundaries of the site predominantly comprise of established vegetation screening the site to some extent from surrounding land. There would likely be significant adverse landscape impact due to the site's context/ edge of village location and shape.</p> <p>The site is not impacted by oil and gas pipelines. There are no designated nature or heritage assets within the site. The site fronts onto New Road (A141) which could provide access to the site. The national speed limit of 70mph applies to this road meaning safe access to the site could be an issue.</p> <p>The site is wholly greenfield land and therefore offers no opportunity for the reuse or regeneration of previously developed land. The site is not impacted by an oil/ gas pipeline and is outside a mineral safeguarding area and water recycling buffer zone.</p>	~
<p>Availability</p> <p>The site is owned by single company who support the proposal and there are no legal restrictions or issues to resolve prior to development. The site is intended to be delivered by a house builder and is expected to become available between 2024-2028.</p>	+
<p>Achievability</p> <p>The site promoter has identified that gas, water and electricity supply and digital and telecommunications infrastructure is available from the site boundary. Highway access could be achieved from New Road (A141), consultation with Cambridgeshire County Council will be required to understand the most appropriate access point and whether safe access from the A141 can be achieved. There are no topographical constraints to overcome but given the site's location and shape there is the potential for significant landscape impact which would need to be mitigated. Understanding the compatibility of the site with the adjoining Water Tower to the south would be required and could potentially affect the layout and capacity.</p>	~

<p>Deliverability / developability</p> <p>There are no built structures to clear prior to development. The site promoter expects the proposal to be delivered in approximately 2 years and the land will become available for development between 2024-2028. There are no significant constraints to overcome that would inhibit the achievability of the proposal. The site would be be contrary to existing policy and therefore allocation status will need to be acquired.</p>	~
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Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • It is flood zone 1 with no recorded risk of surface water flooding. • Wholly classified as grade 2 agricultural land. • Remote from natural green space and designated nature assets. • High provision of culture and leisure facilities within 800m from the site. A shop, primary school, bus service and employment opportunities are in close proximity to the site. • Scale and location means development on the whole site would be highly prominent in the countryside significantly impacting the landscape character and rural feel of the local area. • The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys. • Development in this location would alter the rural feel on approach to this area of Warboys. • The site is remote from active travel infrastructure. <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is in a location that could not be effectively masterplanned to become part of the existing community. • Would create an extension to the village with limited relationship to the main concentration of residential development within the village. • Has a very close relationship with the countryside the impact of which would be significant.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to landscape, impact and lack of relationship to the existing settlement.	N/A	N/A

Updates after the Initial Assessment

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Warboys 9: Land at Ramsey Road, Warboys

Site reference	Warboys 9
Site name	Land at Ramsey Road, Warboys

Site address	Parish(es)	Site area (ha)
Land south of Ramsey Road	Warboys	26.7

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market/ affordable housing Commercial: Employment Retail Open space uses: Natural, green or open spaces	Residential: <ul style="list-style-type: none"> 210-500 homes Employment: <ul style="list-style-type: none"> 5000 sqm gross floorspace including 1000 sqm of retail floorspace. Open Space Uses <ul style="list-style-type: none"> 4.17 ha 	Available 2024-2028 Up to 6 years for 200 dwellings Up to 15 years for 500 dwellings

Core information

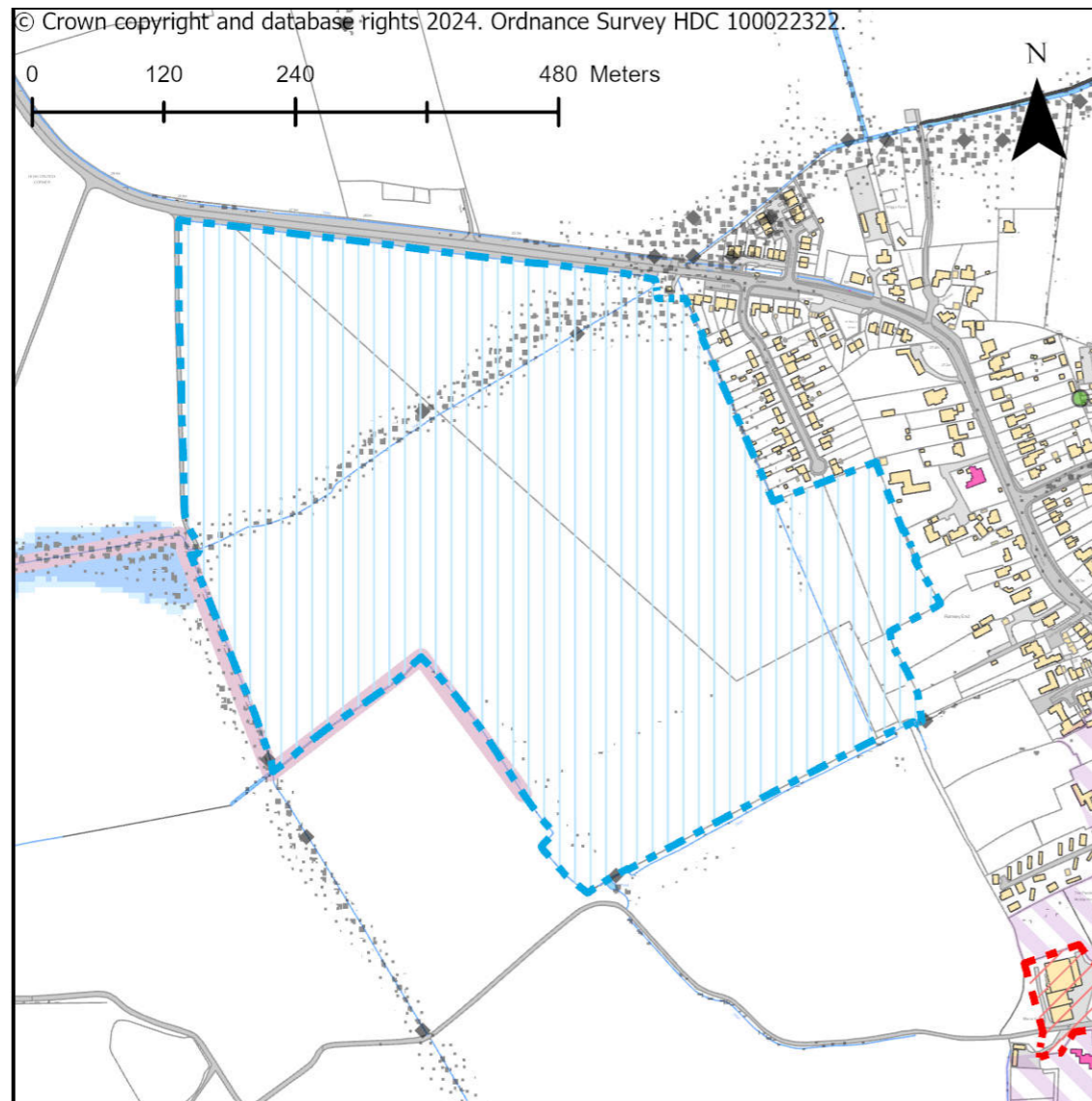
How was the site identified?	Call for sites 2023 submission CfS 293
Relevant planning history	Application reference: 18/01638/OUT Proposal: Outline planning application for the erection of up to 210 dwellings, 0.5ha of B1 employment land, 0.1ha of land for A1 local shop, with public open space, landscaping and sustainable drainage systems (SuDS) and two vehicular access points from Ramsey Road, following the demolition of one residential dwelling. All matters reserved except for means of access

	Outcome: Withdrawn
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> Gladman Options and Issues Paper Response

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
The site is predominantly classified as grade 2 agricultural land with a significant proportion of the site being grade 3. The vast majority of the site is within flood zone 1, the remaining area being within flood zone 3b. Broadly, the land within the site is level. A higher topography can be found at the south western corner circa 5-10m compared to the rest of the site but	~

<p>this will unlikely constrain physical development/ developable area on site. The land beyond the western boundary slopes gently down to towards Wistow. Adjoining the site boundaries are arable agricultural fields except to the east where residential properties along Jubilee Ave and Ramsey Road are sited. The development would be highly prominent within the landscape due to the western/ south western boundary being largely open, comprising of intermittent trees and hedgerow. Some screening is provided on the northern boundary along Ramsey Road and the southern boundary. However, the site will likely be visible from public right of ways to the north and south. It would also be visible from residential buildings and curtilages to the east despite some hedging along the eastern boundary. 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 need to be mitigated.</p> <p>There is no pollution or contamination on site and it is no impacted by oil/ gas pipeline buffer zones. There are no designated heritage or nature assets within the site. Highway access could be achieved from Ramsey Road. There is an electricity line that runs along the site frontage, highway access would need to ensure no adverse impact.</p> <p>The site is wholly greenfield and therefore offers no opportunity for the reuse or regeneration of previously used buildings. The site is outside a mineral safeguarding area and water recycling buffer zone.</p> <p>- bridleway and public right of way.</p>	
<p>Availability</p> <p>The site is owned by a single landowner who support the development. There is a promotion agreement between the landowner and a land promoter for the site. There are no legal restrictions or issues to resolve prior to development. The land is expected to be available between 2024-2028 and build out between 4-6 years for 200 dwellings and 10-15 years for 500 dwellings.</p>	+
<p>Achievability</p> <p>Water mains and electricity supply is available within the site, gas supply and digital infrastructure is accessible from the site boundary. Highway access could be achieved from Ramsey Road but may require the removal of established trees and hedgerow; an ecological survey may be required to understand whether there are existing protected species and habitats. It is unlikely the topography of the land within the site would effect the developable area. As mentioned the site would generate substantial adverse landscape impact that would need to be mitigated. The promoter has identified 'a green buffer between the settlement and adjacent agricultural land' will be created and the site will be 'sensitively designed'.</p>	~

Deliverability / developability	
<p>The site is wholly greenfield so there are no built structures to clear prior to development. The proposal would generate significant landscape impact and mitigation may limit the achievability of the site. The site promoter has stated that once allocation status has been gained the site will be sold off to a third party for development. Therefore the proposal is considered to be developable.</p>	

Updates after the Initial Assessment

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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Majority of the site within flood zone 1 with no recorded risk of surface water flooding • Predominantly classified as grade 2 agricultural land • Beyond 800m from key services in Warboys including a local convenience store and culture and leisure facilities • Close proximity to employment opportunities and could provide a modest amount of employment on site. • Close relationship with the countryside with potential for significant landscape impact that would be difficult to mitigate • Scale and location of the site means it may be difficult to integrate with the existing place and community. • Could provide a wide range of tenures, types and sizes of housing <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is deemed not appropriate for development due to the potential for significant adverse impact upon the local landscape and potential difficulties integrating the site with the existing place and community.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to the site being deemed not appropriate for development.	N/A	N/A

Warboys 10: Manor Farm Buildings, Church Road, Warboys

Site reference	Warboys 10
Site name	Manor Farm Buildings, Church Road, Warboys

Site address	Parish(es)	Site area (ha)
Land at Manor Farm Buildings, Church Farm Church Road, Warboys, Huntingdonshire PE28 2RJ	Warboys	0.68

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10 homes	Available 2024-2028 1-2 years

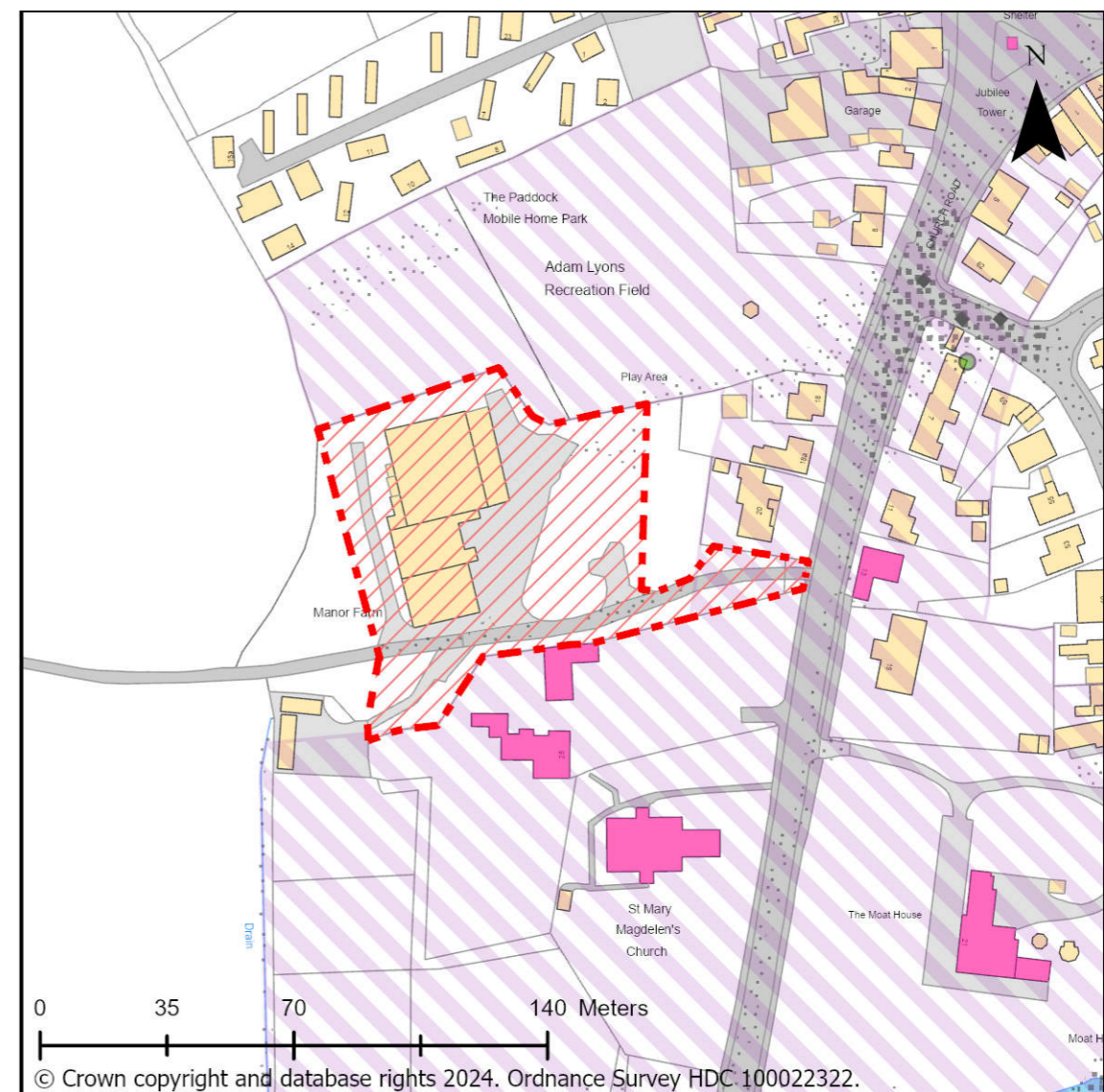
Core information

How was the site identified?	Call for sites 2023 submission - CfS 314
Relevant planning history	HLP2036 site allocation: Manor Farm Buildings (WB2)
Land type	Part previously developed land and part greenfield land
Current use of the site	Greenfield
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~
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<p>The submitted site area is 0.68 ha which is 0.07 ha greater than the site allocation for Manor Farm Buildings within the existing Local Plan.</p> <p>The site is wholly classified as grade 2 agricultural land. The site is in flood zone 1 with no risk of surface water flooding.</p> <p>The site is located on the western edge of Warboys, situated between a playground/ recreational field to the north and residential properties adjoining the eastern and southern boundaries. The land within the site is generally flat, sloping gently downwards beyond the western boundary where there is open countryside/ arable farmland. There are substantial agricultural built structures in the site that would need to be cleared. The site is screened from adjoining uses by established vegetation bounding the site except to the west which is completely open and therefore the site would be highly visible from lower land to the west. Landscaping on the western side may be required to soften views looking into the site but the potential adverse landscape impact will likely be minimal due to the site being well integrated into the built form and of a low scale (10 homes). It would also be replacing large, generally unsightly agricultural buildings. The site is not impacted by gas/ oil pipelines or electricity lines and there is no pollution or contamination on site. There are no designated heritage and nature assets within the site. However, the site is immediately adjacent to Warboys conservation area and there are several listed buildings to the south and east. Therefore, the development would need to be highly sensitive to the character, form and setting of adjoining high value designated heritage assets. Highway access could be achieved from Church Road, but it is not clear whether the existing track/ road to access the site could accommodate the development and would need to ensure minimal impact to/ preserve Warboys Conservation Area.</p> <p>The site is part previously developed with large agricultural buildings on site which could offer opportunities for the reuse or regeneration of previously used buildings. The site is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p>Availability</p> <p>The site is owned by a single company who support the proposal. Legal restrictions to the site are unknown. There are issues to resolve relating to the acquisition of new farm buildings/ land to replace and relocate the in use agricultural buildings on site which are intended to be demolished prior to development. The promoter has stated the land will become available between 2024-2028 and intends to acquire allocation status and then sell the land to a third party for development.</p>	~
<p>Achievability</p> <p>The site promoter has stated electricity is available from the site boundary and water supply is available within the site. Access to gas supply and digital and telecommunication infrastructure is unknown. There are no topographical constraints to overcome that would</p>	~

<p>impact viability. Highway access could be achieved from Church Road, consultation with Cambrdgeshire County Council would be required to understand it's feasibility and safety. The combination of the open western boundary and downward sloping land beyond the western boundary could levy a degree of adverse landscape impact and therefore screening/ landscaping may be required on this side. High quality design sensitive to the character, form and setting of the immediate area is essential to ensure heritage assets adjacent to the site are not negatively impacted; this is a key consideration determining the achievability of the proposal.</p>	
<p>Deliverability / developability</p> <p>There are large agricultural buildings that would need to be cleared prior to development. There are constraints to overcome relating to the acquisition of new agricultural buildings to replace the existing buildings on site that will be cleared, highway access and designated heritage assets that would need to be resolved prior to development. The site promoter seeks to sell the site to a third party once allocation status has been acquired. Therefore, the site is considered developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> ● It is in flood zone 1 with no recorded risk of surface water flooding ● Open space immediately accessible with a public park to the north ● Greenfield, classified as grade 2 agricultural land but the site predominantly comprises of large agricultural buildings that would need to be removed prior to development. ● Scope to reuse or recycle materials from the agricultural buildings ● Sustainably located; 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. ● Close relationship with built form and amount of development proposed is appropriate considering the nature of surrounding built form. ● Designated heritage assets within or in the immediate setting of the site including Warboys Conservation Area and several listed building; sensitive design essential to mitigate adverse impact to townscape and wider community. <p>In combination, the LAA and SA indicate that the site:</p>
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- Is potentially appropriate for development subject to effective masterplanning and building design to ensure the character and form of designated heritage assets in the vicinity of the site is maintained and mitigate potential landscape impact.
- It is an existing allocation in the Local Plan 2036, the site size of this submission is marginally bigger
- There are deliverability issues relating to the acquisition of new agricultural buildings for the existing farm on site which would need to be resolved prior to development

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.68 ha 80% net developable area to allow for landscaping and highway access to developable area. 0.68 ha x 80% = 0.54 ha	Residential - market/affordable housing 35 dph to reflect the sites association with designated heritage assets. 0.54 ha x 25 = 14 homes	Allocation status required Build out over 2 years

Updates after the Initial Assessment

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Warboys 11: Land to the rear of 70 - 84 Station Road, Warboys

Site reference	Warboys 11
Site name	Land to the rear of 70-84 Station Road Warboys

Site address	Parish(es)	Site area (ha)
Land to the rear of 70-84 Station Road, Warboys, Huntingdon, Cambridgeshire PE28 2TH	Warboys	3.85

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing Custom/ self build housing Open space uses: Natural, green or open spaces	60-65 dwelling in total: <ul style="list-style-type: none"> 18 affordable 5-10 custom and self build plots Natural, green or open spaces: <ul style="list-style-type: none"> 1.5 ha 	Land available for development between 2024-2028. Build out approximately 5 years once planning permission has been acquired.

Core information

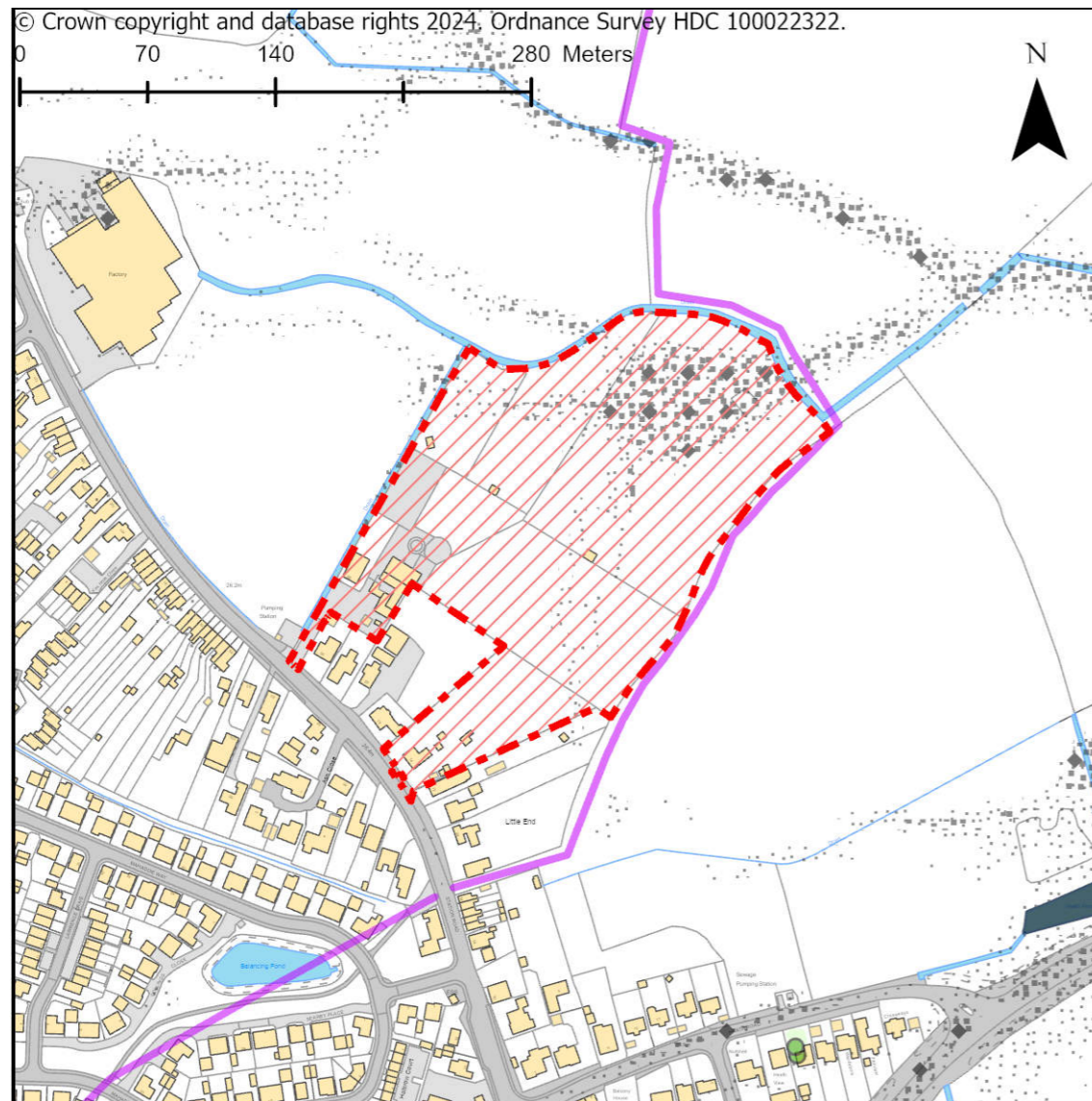
How was the site identified?	Call for sites submission 2023 - Cfs 387
Relevant planning history	Application number: 0801206FUL Proposed development: Extensions and alterations and change of use from a workshop to farriery and dwelling Outcome: Permission
Land type	Wholly previously developed land
Current use of the site	Residential and equestrian land.

Supporting information	<ul style="list-style-type: none"> Response to Huntingdonshire District Council Draft Local Plan 'Call for Sites' Submission Initial Site Development Plan Local Plan Submission Covering Letter
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
The site is predominantly classified as grade 3 agricultural land, the remaining being grade 2. The site is within flood zone 1 with some surface water flooding risk (13.3%).	~

<p>The site is situated in the north east of Warboys surrounded by greenfield land/ agricultural farmland except to the south west where there are residential properties opposite and adjoining the site frontage. From south to north, the land within the site slopes downwards by approximately 8 metres and this downward topography continues beyond the north eastern boundaries. The level of the land immediately to the east and west is higher than the site. The boundaries of the site are predominantly made up well established mature hedgerow and trees except to the west which is completely open meaning the site is highly visible on approach to Warboys from the north and from residential properties fronting onto Station Road. Consequently, the proposal would benefit from the implementation and reinforcement of vegetation/ hedgerows along the northern and western boundary to help screen the development from surrounding views and mitigate potential adverse landscape impact. However, due to the low topography of the site compared to the higher topography of surrounding land particularly from the west it would be difficult to avoid some adverse landscape impact and therefore this questions the suitability of the site for development. The site is not impacted by gas/ oil pipelines and there is no pollution or contamination within the site.</p> <p>There are no designated heritage or nature assets within the site.</p> <p>Highway accessed is proposed to the south east of the site along Station Road using an existing residential garden leading to the back of the site/ main development area.</p> <p>There are built structures on site associated with the existing equestrian use which could offer opportunities for the reuse of materials. The site is outside a mineral safeguarding area and a water recycling buffer zone.</p>	~
<p>Availability</p> <p>The site is owned and control by a number of parties with no legal agreement but is supported by all of the landowners. There are no legal constraints or issues to resolve prior to development. The site promoter expects the land to become available between 2024-2028 and intends to sell the land to a third party once allocation status has been acquired.</p>	~
<p>Achievability</p> <p>The site promoter has identified that all utilities and broadband infrastructure is available within the site. Highway access may achieved from Station Road using an existing residential plot (74 Station Road) to access the back of the site and, as stated in the submission, could incorporate a junction to meet highway standards . Consultation with Cambridgeshire County Council will be to understand whether this point of access could accommodate/ be appropriate for the site will be required. However, the promoter has stated there are ransom strips which may limit the achievability of development. The site submission has included an indicative masterplan illustrating the scale and nature of development envisaged. Whilst the topography of the land in the site would unlikely require leveling, it's downward sloping</p>	~

<p>nature may lead to significant adverse landscape impact particularly from surrounding public vantage points, on approach to the village from Station Road and from lower land to the north east. This could be mitigated to some degree, as shown by the site/ masterplan plan, by significant hedging along the western boundary. The site is in close proximity to a sewage pumping station which may require assessment.</p>		
<p>Deliverability / developability</p> <p>There are built structures to clear in the south western area of the site that could be overcome through effective design. There are constraints to overcome relating to landownership, landscape impact and a water recycling buffer zone. As mentioned, the promoter seeks to sell the land to a third party once allocation status has been acquired and therefore the site is considered to be developable.</p>		~

- Is deemed to be not appropriate for development due to the scale and location of the site being out of context with the settlement/ built form and the potential for significant landscape impact which would be hard to avoid given the downward sloping gradient of the land within the site.
- There are multiple landowners with no legal agreement.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is deemed inappropriate for development and therefore a capacity calculation has not been undertaken.	N/A	N/A

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Updates after the Initial Assessment

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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Part of the site is greenfield which is predominantly classified as grade 3 agricultural land • Could offer an opportunity to develop on previously developed land • Flood zone 1 with minimal recorded risk of surface water flooding • Limited access to natural green space but could provide 1.5ha of natural, green or open space use in the northern part of the site • It is within 1km of Warboys Wood SSSI but is sufficiently remote from the other designated nature assets • No designated heritage assets within or in close proximity to the site that would be adversely impacted by the development • Culture and leisure facilities, a local convenience store, a primary school, a regular bus service and employment opportunities are highly accessible from the site • There is a pavement along the frontage promoting active travel. • The scale and location of the site would be out of character with the existing townscape character of the north east of Warboys • The downward sloping topography of the land could mean the development may cause significant adverse landscape impact altering the rural and open feel of the local area. <p>In combination, the LAA and SA indicate that the site:</p>		
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Warboys 12: Land off Fenton Road, Warboys

Site reference	Warboys 12
Site name	Land off Fenton Road, Warboys

Site address	Parish(es)	Site area (ha)
Land located south of Fenton Road (B1040) and east of New Road (A141), Warboys	Warboys; Pidley-cum-Fenton	10.57

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Approximately 170-195 units	4-5 years build out

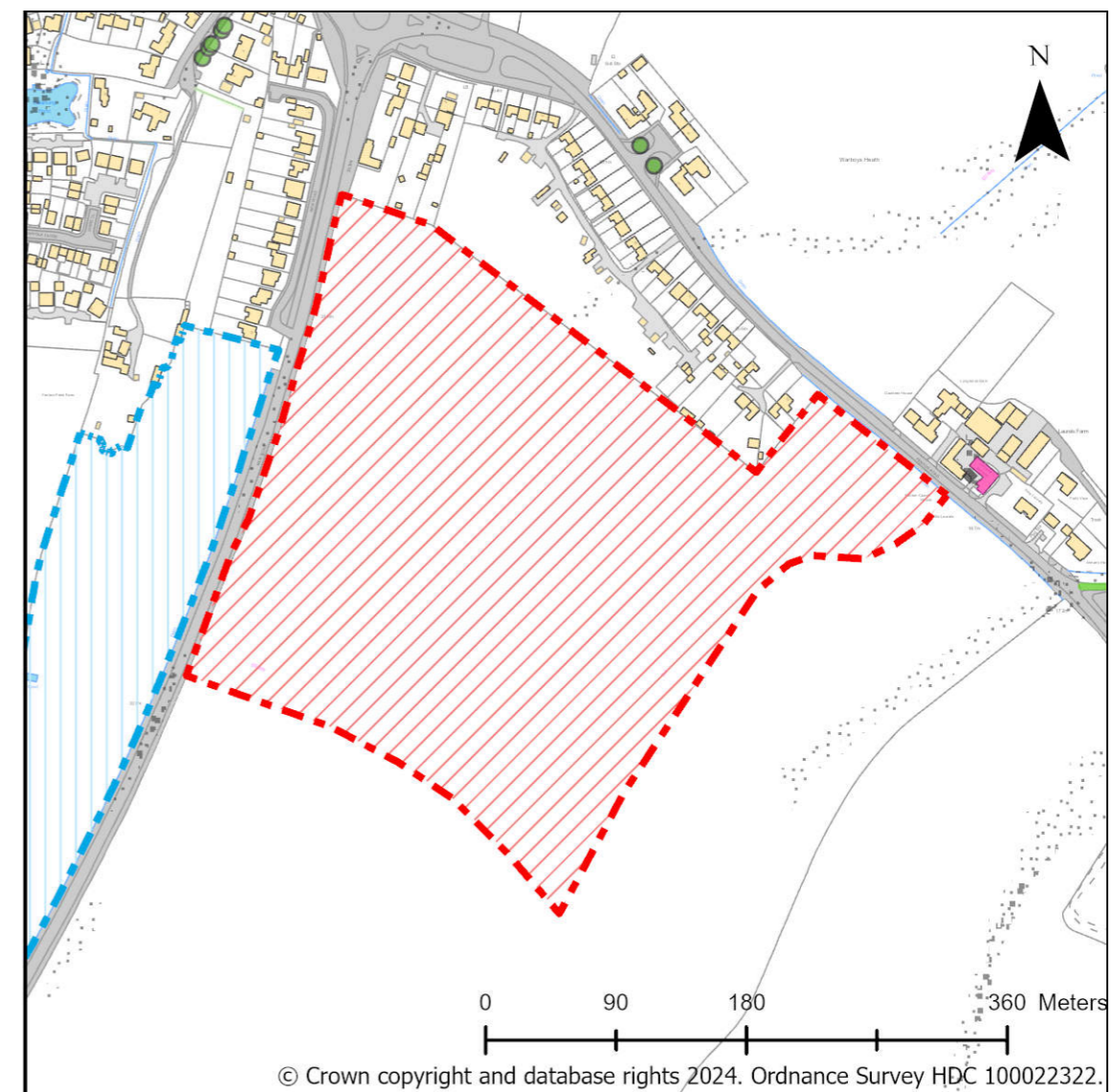
Core information

How was the site identified?	Call for Sites Submission 2023 - CfS 85
Relevant planning history	No known planning history
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> Cover Letter June 2023 Vision Document June 2023

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	~
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<p>The site is predominantly classified as grade 2 agricultural land, the remaining being grade 3. It is within flood zone 1 with no recorded risk of surface water flooding. The site is located in the south eastern edge of Warboys, south of Fenton Road and east of the A141 (New Road) and forms part of a larger agricultural field which extends beyond the site boundary to the south and east and is under the same land ownership (stated by the site promoter). Most of the northern boundary adjoins to the curtilage of residential properties which are linear in form, the remaining part of this boundary fronting onto Fenton Road. The western boundary wholly fronts onto New Road (A141). The majority of the land within and surrounding the site is broadly level but slopes relatively steeply downwards (approx 10m) from the middle of the site to the north eastern corner which continues downwards beyond the boundary. As mentioned the site forms part of a larger agricultural field, and the southern and eastern boundaries are completely open. The northern boundary is screened by residential properties to the north. The western boundary along the A141 is open but is relatively well screened from Warboys Conservation Area due to the established vegetation bounding the agricultural field directly opposite the site. There would be significant adverse landscape impact looking into the site from the south and east including a bridleway (Padgett's Lane) and would require mitigation through appropriate landscaping which has been addressed via the concept masterplan within the submitted Vision Document.</p> <p>The site is not impacted by oil or gas pipelines. There are no nature or heritage designations within the site but it is opposite Grade II Listed Building, The Laurals. The site promoter intends for highway access to the site to be achieved along New Road where there is an existing entrance used to access the agricultural field.</p> <p>The site is wholly greenfield offering no opportunities for the regeneration or reuse of previously developed land. The site is not impacted by water recycling buffer zones or a mineral safeguarding area.</p>	
<p>Availability</p> <p>The site is owned by a single family who support the proposal. The land is controlled under a promotional agreement and is intended to be sold to a housebuilder following the grant of planning permission. There are no legal restrictions or issues to resolve prior to development. The land is expected to become available between 2024 -2028 and be built in approximately 4-5 years.</p>	+
<p>Achievability</p> <p>The site promoter has identified that gas and digital and telecommunications are available from the site boundary. Access to a water supply is unknown and electricity supply is not immediately accessible.</p>	~

<p>Highway access to the site could be achieved, as identified in the Vision Document, along the western boundary on New Road (A141) using an existing entrance to the site. The national limit applies to this road, Cambridgeshire County Council will need to be consulted to understand whether safe access can be achieved and if it could, what safety measures should be implemented.</p> <p>As mentioned, the north eastern corner of the site is at a lower topography, potentially reducing the developable area and therefore the layout. The outline design shows that this area of the site is intended to be used as an attenuation basin and not for built development. The proposal would cause significant landscape impact which would need to be mitigated. The Vision Document provides recommendations on how the proposal could mitigate adverse landscape impact including significant 'buffer' planting along the southern and eastern boundaries.</p> <p>It also identifies that the development will be situated behind the existing built line on Fenton Road which helps to shield the development from the listed building.</p>	
<p>Deliverability / developability</p> <p>There are no structures to clear. There are constraints to overcome but they could be mitigated through effective design. The promoter intends to sell the site to a third party for development once allocation status has been acquired. Therefore, the site is considered to be developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> ● Flood zone 1 with no recorded risk of surface water flooding ● Wholly greenfield, classified as grade 2 agricultural land. ● Limited access to natural green space ● Sufficiently remote from the designated nature assets ● It is close proximity to an abundance of culture and leisure facilities within Warboys. ● Access to employment opportunities, Warboys Airfield Industrial Estate is situated approximately 2km from the site ● A local convenience store, primary school and regular bus service are also nearby ● The development, given it's scale and location has the potential to impose significant landscape impact and may be out of context with the built form. However, through effective masterplanning,

by limiting development to the north of the site and significant landscape buffers this could be mitigated.

- A pavement would need to be created along the frontage to link the site with a footpath to the north and allow access to services within Warboys by foot
- It would need to be sensitive to the setting of designated heritage assets to the north east, a listed building, and Warboys Conservation Area, the the north west/ west

In combination, the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development subject to effective masterplanning to ensure preservation of the local landscape, designated heritage assets and integration with the built form and wider community.
- The downward sloping topography of the land in the north east of the site is a key development consideration.

HDC's Delivery Calculations

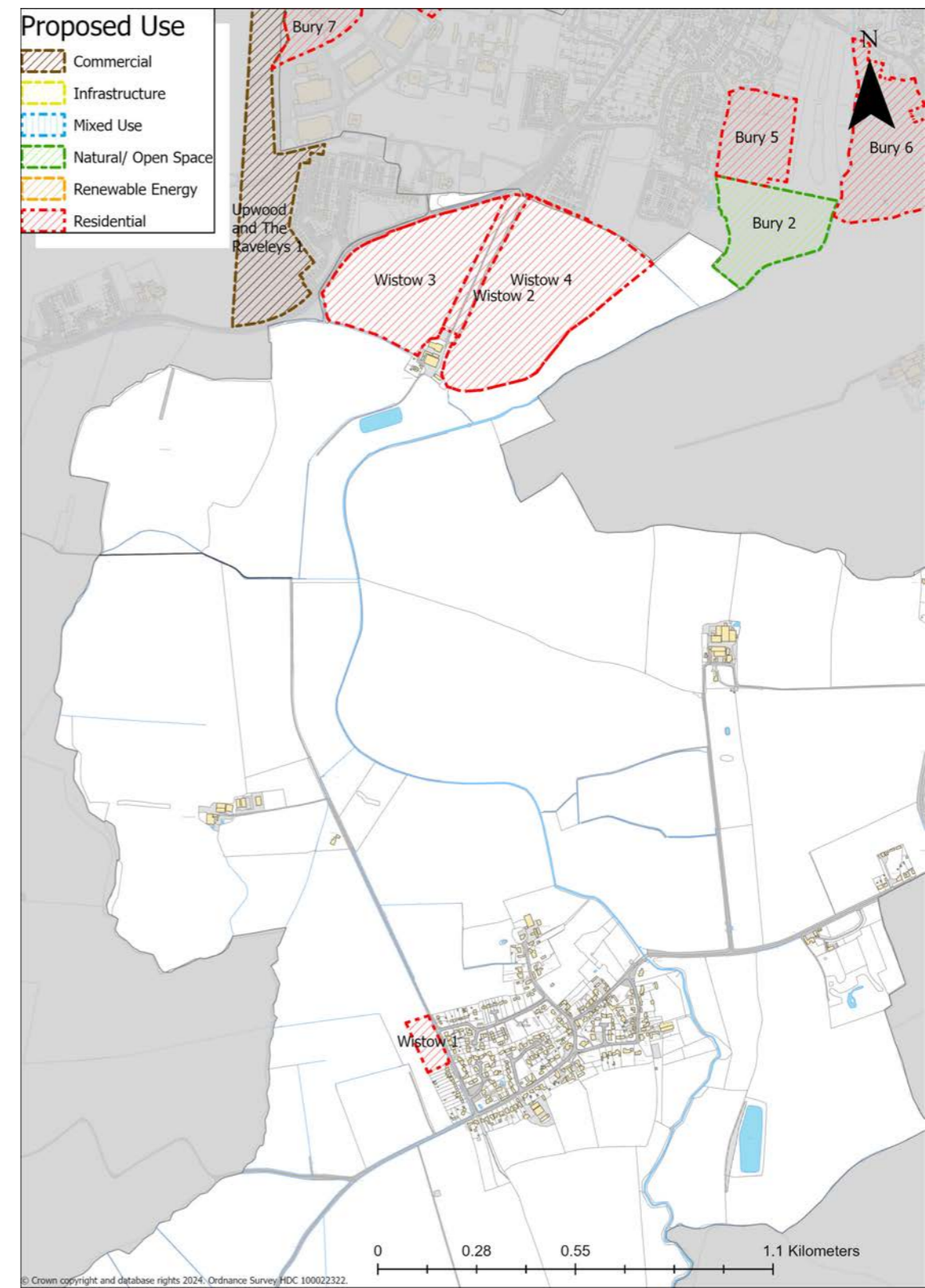
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 10.57 ha 50% net developable area to allow for significant landscape buffers and improve integration with the built form by limiting development to the north of the site. 10.57 ha x 50% = 5.26 ha	Residential - Market/ affordable housing. Net developable area of 5.26 ha Low density of 25dph to reflect it's edge of village/ rural location in a large village location. Capacity = 25ha x 5.26 ha = 132 homes	Subject to allocation 4 - 5 years to build

Updates after the Initial Assessment

8 Wistow

8.1 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



8.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

Wistow 1: Land West of Harris Lane, Wistow

Site reference	Wistow 1
Site name	Land West of Harris Lane, Wistow

Site address	Parish(es)	Site area (ha)
Land West of Harris Lane, Wistow	Wistow	1

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10 homes	Available 2024 - 2028 Build out over 1 year

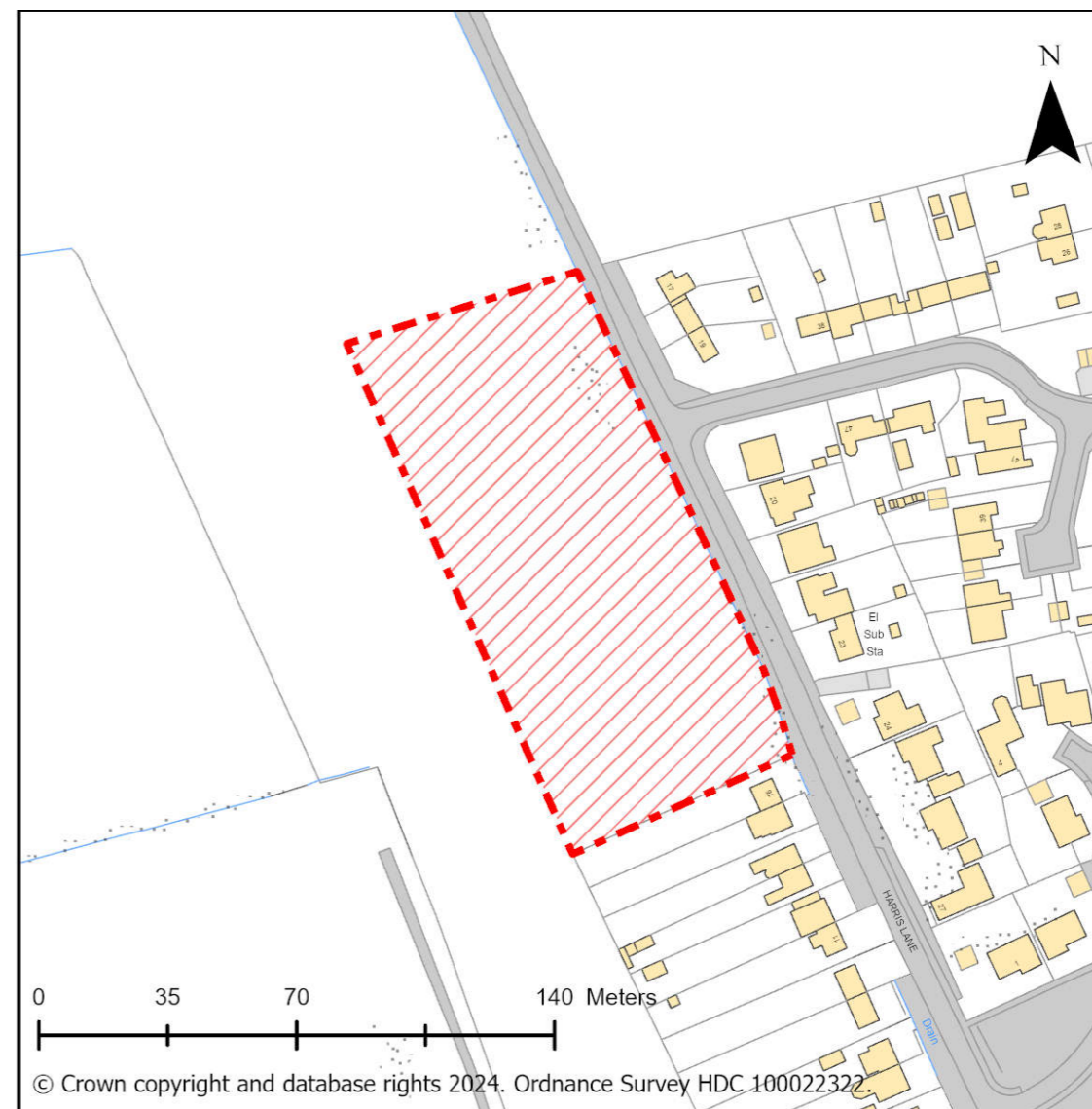
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:152
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	+
<p>The site is wholly located within flood zone 1 with limited known surface water flood risk. The site is wholly classified as being grade 2 agricultural land. The site is broadly level and completely open being part of a larger agricultural field. There are some trees along its frontage along Harris Lane. There is a narrow drain which runs between the site and Harris</p>	

<p>Lane which may impact access and flood risk. The site's southern edge adjoins linear residential development, to the east is further linear residential development. To the north and west of the site is the open countryside. The openness of the site and the generally flat landscape means built development could have a greater impact but landscaping and masterplanning could likely overcome this.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are telegraph poles running along the site's frontage. There are no nature conservation or heritage designations on site. Access may be achievable from Harris Lane but this is a narrow single lane road. The adjacent properties have access onto Harris Lane but engagement with Cambridgeshire County Council will be required to ascertain if safe access can be provided.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to acquire planning permission and then sell the site to a third part for development. They anticipate it will take 1 year to complete.</p>	+
<p>Achievability</p> <p>The site promoter states that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are several constraints which will need to be overcome particularly around access and landscape impact. While the site is rural in nature forming part of a larger agricultural field, it relates well to the settlement and to residential development.</p>	+
<p>Deliverability / developability</p> <p>The site is greenfield with no structures on site to clear. There are some constraints that could be overcome through the design process. The site is currently not supported under current policy as it does not appear to be the intention to deliver a rural exceptions scheme. Therefore an allocation status would be necessary, as such the site is categorised as being developable.</p>	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is greenfield land consisting of grade 2 agricultural land • Within flood zone 1 with limited risk from surface water flooding • In walking distance to several local leisure and cultural facilities • Limited accessibility to shops and employment opportunities • Primary education is located within the neighbouring village of Upwood • Accessible to natural green space • Not constrained by nature conservation or heritage designations • Located on the western edge of the built form of Wistow village, of a scale that would retain the character of the area. Harris Lane is categorised by linear development. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development. • Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is potentially appropriate for development of a modest scale that reflects the surrounding residential form. • Development will need to incorporate appropriate landscaping. • Successful development will require consultation with the Highways Authority as Harris Lane is a single lane narrow road. Properties along here are linear in form and each have their own access direct onto Harris Lane • Telegraph poles run along the site's frontage which may impact the layout of development

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 1ha</p> <p>90% net developable area to allow sufficient landscaping.</p> <p>1 ha x standard proportion of 90% = 0.9 ha</p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Capacity = 0.9 ha x 25 dph = 23 homes but considering that development should be linear in form in order to reflect the existing character</p>	<p>Available post 2028, subject to allocation status</p> <p>Build out over 1 year</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	of the site's immediate environs, this brings the capacity down to 12 homes .	

Updates after the Initial Assessment

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Wistow 2: Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow

Site reference	Wistow 2
Site name	Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow

Site address	Parish(es)	Site area (ha)
Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow	Wistow	28.81

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	512 homes	Available 2024 - 2028 Build out over 12 - 14 years

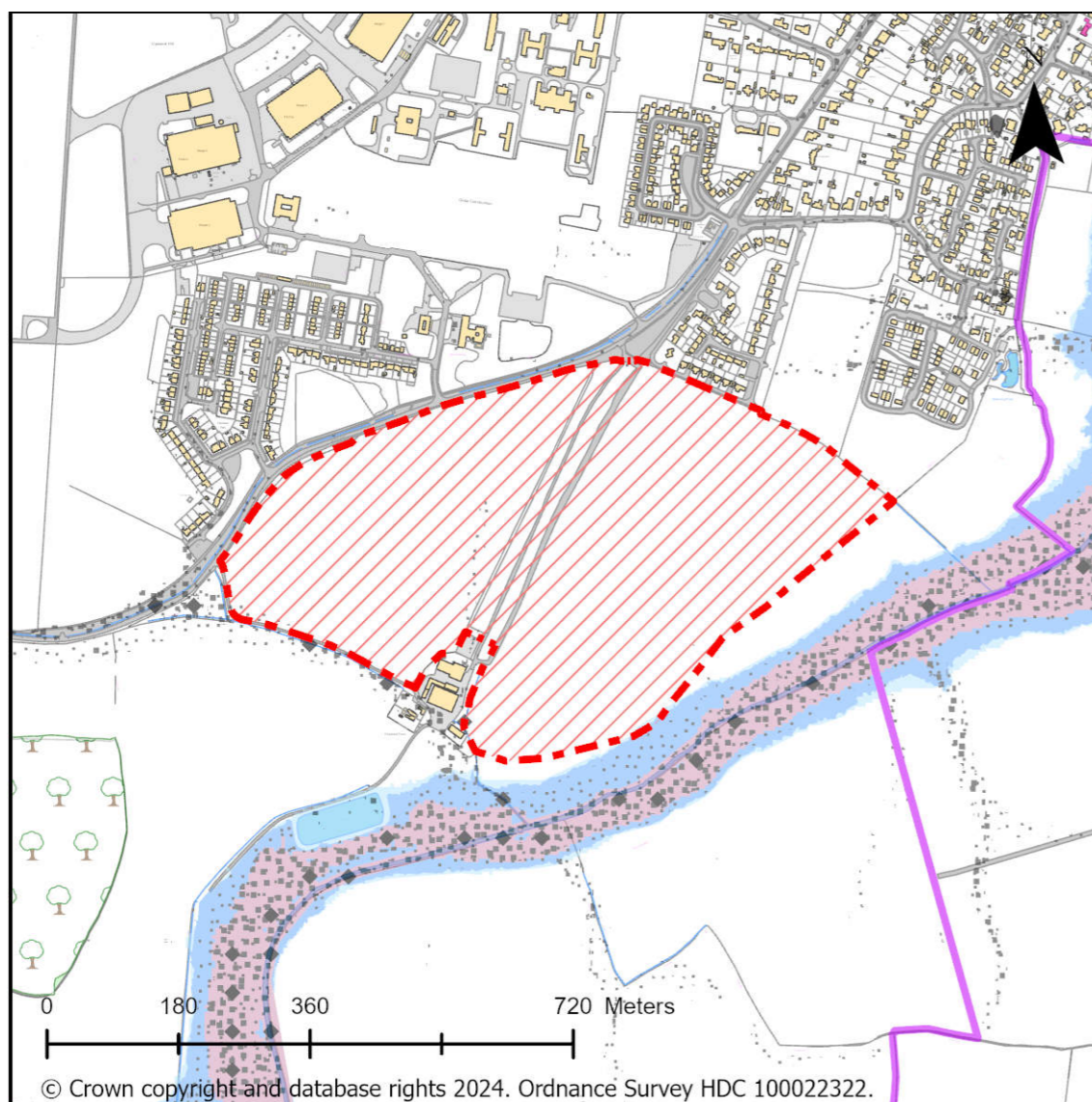
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:250
Relevant planning history	The western half of the site has planning history, the eastern side does not: <ul style="list-style-type: none"> 20/00650/FUL for the formation of a drainage pond for the attenuation of surface water relating to development at Former RAF Upwood and Upwood Hill House. This was approved in December 2020. 20/00683/FUL for the erection of a bat barn with associated landscaping. This was approved in July 2020.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability

Two smaller site submissions have been made which consist of the western and eastern half of this site (see Wistow 3 and Wistow 4), this submission includes both of these as one site.

It is wholly located within flood zone 1 with some recorded risk from surface water flooding within the western half of the site. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural. The site has established trees and hedgerows along its northern and western edges, the south and east are much more open with very limited intermittent vegetation. There is also an access track to Kingsland Farm that runs along apart of the site's southern boundary. Kingsland farm punctuates the southern edge of the site. The site 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. As highlighted within the planning history of the site, within the north western half of the site there is planning approval, which has been implemented, 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. Engagement will be required with the Environment Agency and Local Lead Flood Authority on whether additional development in such close proximity will undermine this drainage solution and whether additional work will be required for it to accommodate further development. To the south of the site is Kingsland Farm and the open countryside, there is open countryside to the east too. Ramsey Road follows its northern and western sides with the former RAF Upwood beyond that which is undergoing redevelopment for a residential led scheme.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Ramsey Road and the access track which runs from it to the adjoining farm. This would require engagement with Cambridgeshire County Council to ascertain if the local road network can accommodate the potential scale of development and whether safe access can be achieved, particularly considering the wider changing context of the site in relation to the major redevelopment of RAF Upwood.

The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.

Availability

The site is in single ownership with development being supported by the land owner. The site promoter identifies that although the whole of the site is in individual control, some of the western parcel (Wistow 3) is subject to some third party rights in place over the land with regard to the formation of an attenuation pond approved under 20/00650/FUL which was required to support Phase One and Phase Two development at RAF Upwood. Even though there are third party interest and rights within the site, the site promoter states that there are no known legal restrictions impacting the site.

<p>The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. They anticipate the site to become available between 2024 and 2028. They anticipate works to start within 2 to 5 years, following commencement they expect development to take between 12 and 14 years to build out.</p>	
<p>Achievability</p> <p>The site promoter has identified that all access and services to the site are unknown apart from the public highway which is accessible from the site boundary. The site has few physical constraints to overcome, however there are topographical challenges that could result in built development leading to more significant landscape impact if not adequately mitigated. Additionally, the approved attenuation pond in the north west of the site and the bat barn needs further investigation, particularly regarding the impact that further built development could have on drainage and ecology. Access to the site from Ramsey Road will also require further scoping for the potential scale of development.</p>	~
<p>Deliverability / developability</p> <p>The site is greenfield and there are no structures on site to clear. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. Considering this, the site is categorised as being developable.</p>	~

<p>the countryside and the topography of the site with land levels sloping towards the southern side of the mean development will result in greater long range landscape impact</p> <ul style="list-style-type: none"> • Successful integration with the existing place and community is also challenging • Could provide a variety of housing types, tenures and sizes <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is not considered to be appropriate for development as it would result in significant adverse landscape impact and adversely impact the character of the area and is also of a scale that would further stress local facilities. • Development could adversely impact the permitted attenuation pond within the site which was approved to accommodate off site drainage for the redevelopment of RAF Upwood
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

Updates after the Initial Assessment

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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is greenfield land consisting of grade 2 agricultural land • Within flood zone 1 with limited risk from surface water flooding • Limited immediate accessibility local leisure and cultural facilities in Bury and Ramsey • Good accessibility to shops, employment opportunities and primary education • Not accessible to natural green space • Not constrained by nature conservation or heritage designations although it is some 350m from Rolts Wood CWS • Located within Wistow parish but adjacent to the built form of Bury, of a scale that would not protect or enhance the character of the area. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development. The site also extends into

Wistow 3: Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow

Site reference	Wistow 3
Site name	Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow

Site address	Parish(es)	Site area (ha)
Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow	Wistow	11.56

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	205 homes	Available 2024 - 2028 Build out over 5 - 7 years

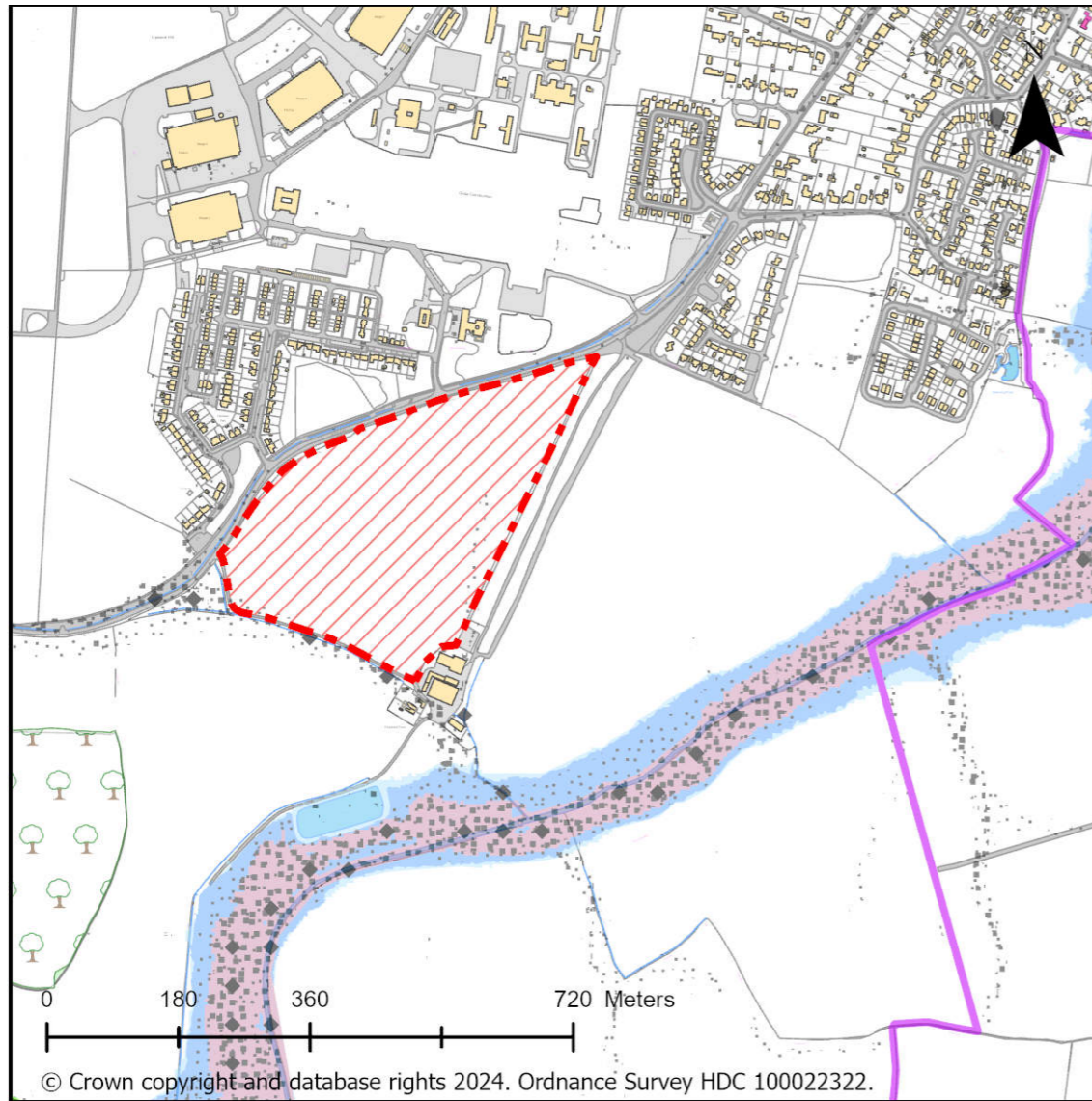
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:255
Relevant planning history	<ul style="list-style-type: none"> 20/00650/FUL for the formation of a drainage pond for the attenuation of surface water relating to development at Former RAF Upwood and Upwood Hill House. This was approved in December 2020. 20/00683/FUL for the erection of a bat barn with associated landscaping. This was approved in July 2020.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
The site has also been submitted as part of a larger site (see Wistow 2).	~

It is wholly located within flood zone 1 with some recorded risk from surface water flooding. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural. The site consists of an agricultural field with trees and hedgerows along its edges apart from its southern edge which is defined by an access track to Kingsland Farm. The site slopes from its highest point in the north of the site 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. As highlighted within the planning history of the site, the northern half of the site has planning approval, which has been implemented, 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 when developing the southern half of the site. Engagement will be required with the Environment Agency and Local Lead Flood Authority on whether additional development in such close proximity will undermine this drainage solution and whether additional work will be required for it to accommodate further development. To the south of the site is the open countryside, to the east are several agricultural structures associated with Kingsland Farm. Ramsey Road follows its northern and western sides with the former RAF Upwood beyond that which is undergoing redevelopment for a residential led scheme.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Ramsey Road and the access track which runs from it to the adjoining farm.

The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.

Availability

The site is in single ownership with development being supported by the land owner. The site promoter identifies that although the site is in individual control, there are some third party rights in place over the land with regard to the formation of an attenuation pond approved under 20/00650/FUL which was required to support Phase One and Phase Two development at RAF Upwood. Even though there are third party interest and rights within the site, the site promoter states that there are no known legal restrictions impacting the site. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. They anticipate the site to become available between 2024 and 2028. They anticipate works to start within 2 to 5 years, following commencement they expect development to take between 5 and 7 years to build out.

Achievability

<p>The site promoter has identified that all access and services to the site are unknown apart from the public highway which is accessible from the site boundary. The site has few physical constraints to overcome, however there are topographical challenges that could result in built development leading to more significant landscape impact if not adequately mitigated. Additionally, the approved attenuation pond in the north of the site and the bat barn needs further investigation, particularly regarding the impact that further built development could have on drainage and ecology. Access to the site from Ramsey Road will also require further scoping for the potential scale of development.</p>	
<p>Deliverability / developability</p> <p>The site is greenfield and there are no structures on site to clear. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. Considering this, the site is categorised as being developable.</p>	~

- Is not considered to be appropriate for development as it would result in significant adverse landscape impact and adversely impact the character of the area and is also of a scale that would further stress local facilities.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

Updates after the Initial Assessment

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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> Is greenfield land consisting of grade 2 agricultural land Within flood zone 1 with limited risk from surface water flooding Limited immediate accessibility local leisure and cultural facilities in Bury and Ramsey Good accessibility to shops, employment opportunities and primary education Not accessible to natural green space Not constrained by nature conservation or heritage designations although it is some 500m from Rolts Wood CWS Located within Wistow parish but adjacent to the built form of Bury, of a scale that would not protect or enhance the character of the area. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development. The site also extends into the countryside and the topography of the site with land levels sloping towards the southern side of the mean development will result in greater long range landscape impact Successful integration with the existing place and community is also challenging Could provide a variety of housing types, tenures and sizes <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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Wistow 4: Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow

Site reference	Wistow 4
Site name	Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow

Site address	Parish(es)	Site area (ha)
Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow	Wistow	15.11

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	268 homes	Available 2024 - 2028 Build out over 6 - 8 years

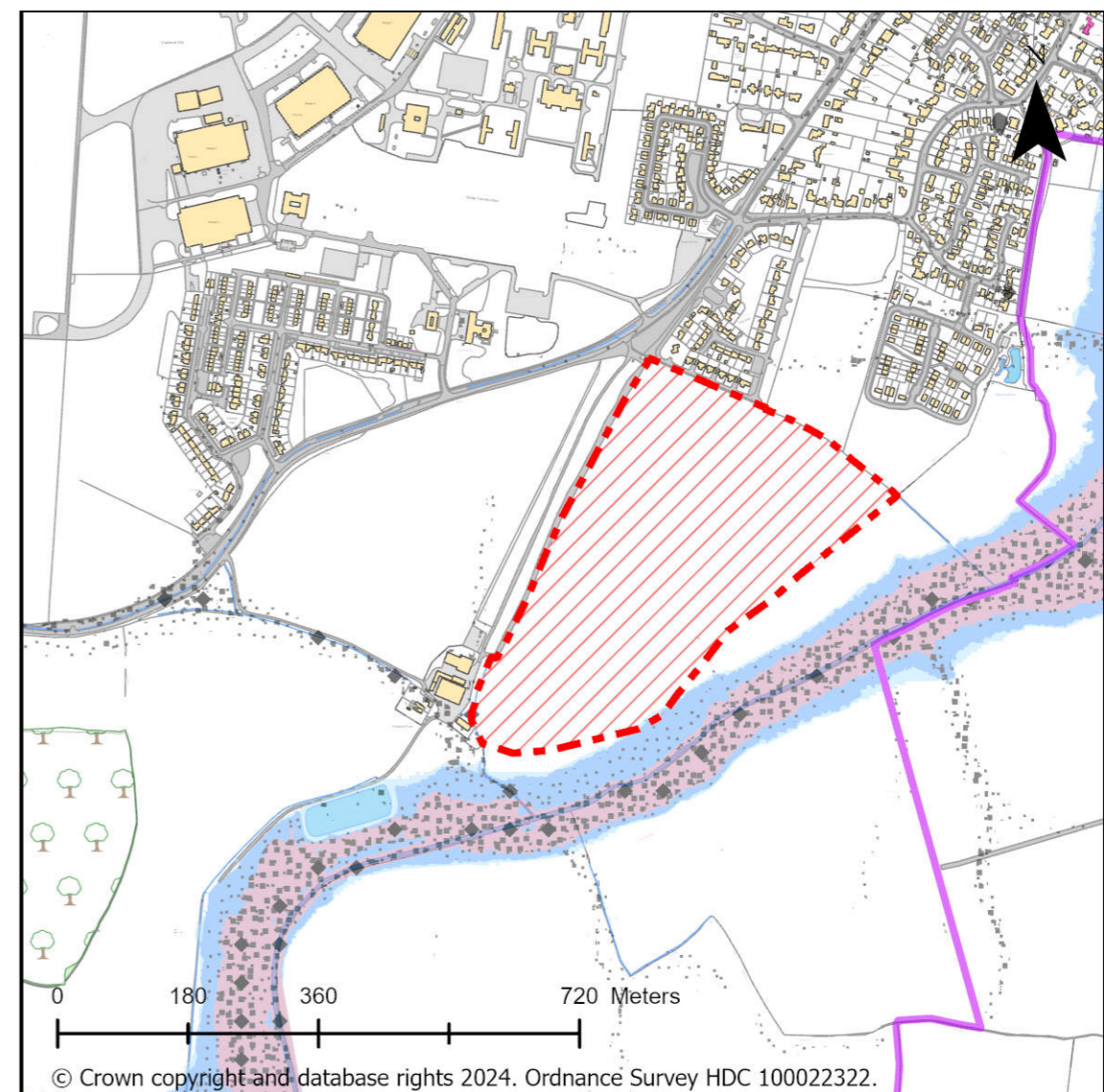
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:258
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site has also been submitted as part of a larger site (see Wistow 2).</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding. The majority of the site is classified as grade 2 agricultural land with only its northern edge being classified as non-agricultural. The site consists of an agricultural field with trees and hedgerows along its western and northern/eastern edges, it is however completely open along its southern/eastern edge. The site slopes from its highest point in the north of the site 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. This impact may be more apparent as a public right of way runs parallel to its southern/eastern edge making this impact more prominent from public vantage points. To the south of the site is the open countryside, to the south west are several agricultural structures associated with Kingsland Farm. There is residential development to the north and north east of the site. To the west the site is adjacent to a further agricultural field which has been submitted for development. Ramsey Road lies to the north west of the site, beyond this is the former RAF Upwood which is undergoing redevelopment for a residential led scheme.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Ramsey Road.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	~
<p>Availability</p> <p>The site is in single ownership with development being supported by the land owner. There are no known legal restrictions impacting the site. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. They anticipate the site to become available between 2024 and 2028. They anticipate works to start within 2 to 5 years, following commencement they expect development to take between 6 and 8 years to build out.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services to the site are unknown apart from the public highway which is accessible from the site boundary. The site has few physical constraints to overcome, however there are topographical challenges that could</p>	~

<p>result in built development leading to more significant landscape impact if not adequately mitigated. Access to the site from Ramsey Road will also require further scoping for the potential scale of development.</p>	
<p>Deliverability / developability</p> <p>The site is greenfield and there are no structures on site to clear. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. Considering this, the site is categorised as being developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> • Is greenfield land consisting of grade 2 agricultural land • Within flood zone 1 with limited risk from surface water flooding • Limited immediate accessibility local leisure and cultural facilities in Bury and Ramsey • Good accessibility to shops, employment opportunities and primary education • Not accessible to natural green space • Not constrained by nature conservation or heritage designations although it is some 350m from Rolts Wood CWS • Located within Wistow parish but adjacent to the built form of Bury, of a scale that would not protect or enhance the character of the area. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development. The site also extends into the countryside and the topography of the site with land levels sloping towards the southern side of the mean development will result in greater long range landscape impact • Successful integration with the existing place and community is also challenging • Could provide a variety of housing types, tenures and sizes <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is not considered to be appropriate for development as it would result in significant adverse landscape impact and adversely impact the character of the area and is also of a scale that would further stress local facilities. • Development could adversely impact the permitted attenuation pond within the site which was approved to accommodate off site drainage for the redevelopment of RAF Upwood
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

Updates after the Initial Assessment

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