

Northern Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | Northern Huntingdonshire Land Availability Assessment

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Document Information

Title: Northern Huntingdonshire Land Availability Assessment

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Document availability: Northern 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.

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1 Northern 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 'Northern Huntingdonshire'. This grouping consists of Stilton, Folksworth & Washingley; Yaxley wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Alwalton - 1 site
- Chesterton - 2 sites
- Conington - 5 sites
- Denton and Calecote - 1 site
- Elton - 5 sites
- Farcet - 5 sites
- Folksworth and Washingley- 4 sites
- Glatton - 1 site
- Great Gidding - 4 sites
- Haddon - 6 sites
- Holme - 6 sites
- Little Gidding - 0 sites
- Morborne - 0 sites - two sites partially fall within Morborne parish but both have been counted under Haddon as most of the sites fall within that parish area
- Sibson-cum-Stibbington - 1 sites - this site also partially falls within Water Newton parish.
- Stilton - 6 sites
- Water Newton - site that partially falls within this parish has been counted under Sibson-cum-Stibbington as most of the site area falls within that parish area.
- Yaxley - 7 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.

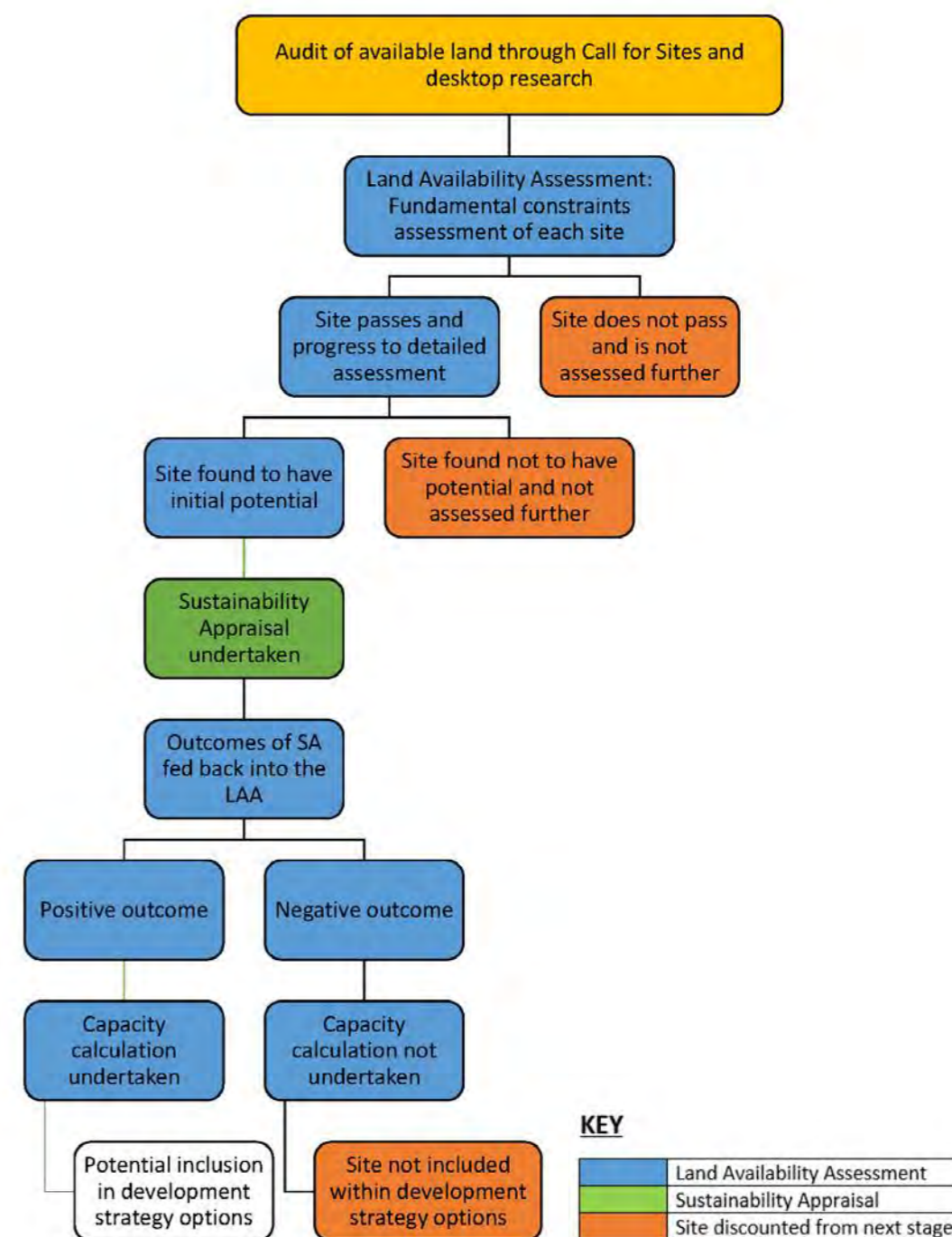
Progression of site to SA - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

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.

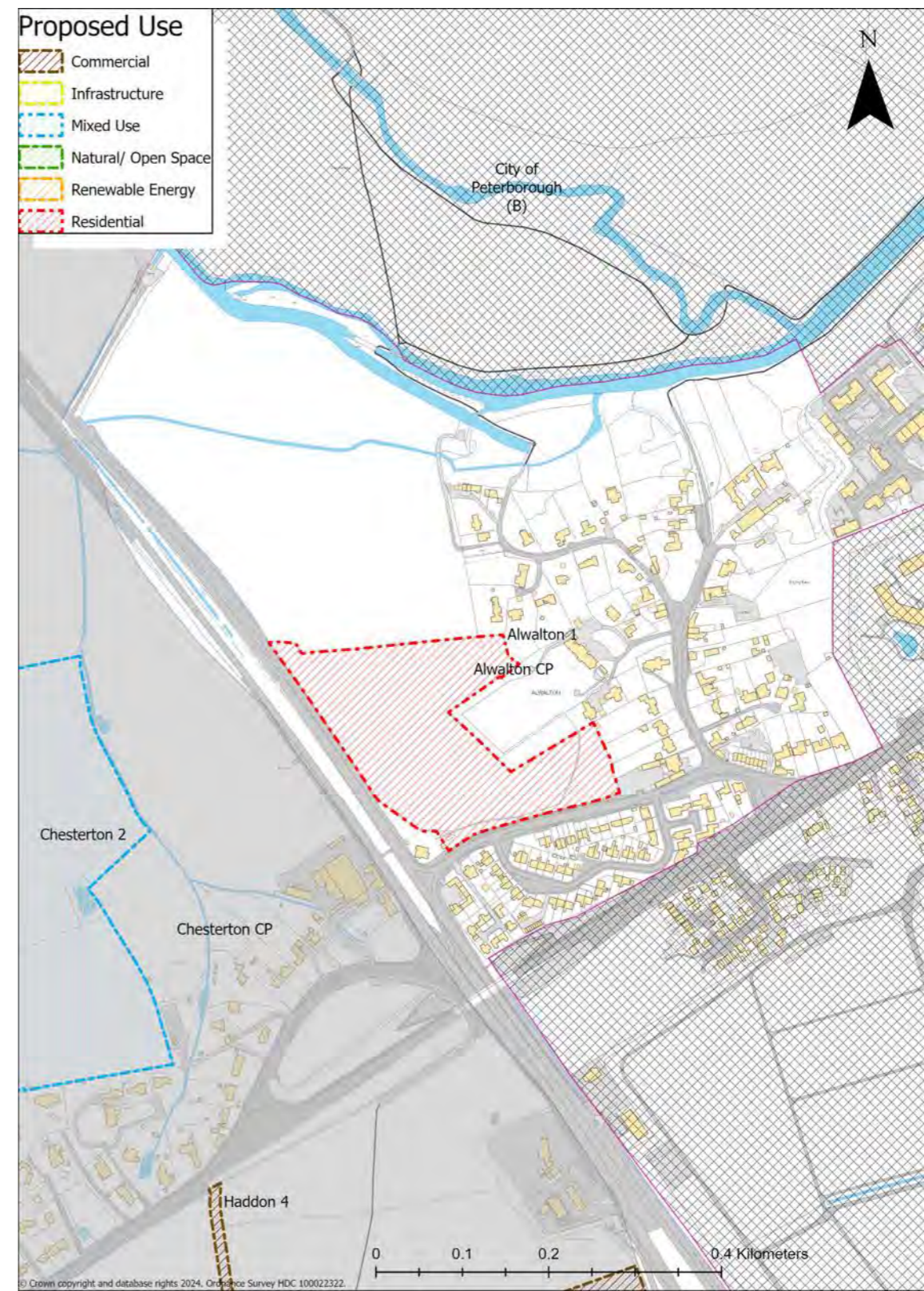
Site Assessment Process



1 Alwalton

1.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alwalton 1: Land North of 23 to 33 Oundle Road, Alwalton



1.2 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

Alwalton 1: Land North of 23 to 33 Oundle Road, Alwalton

Site reference	Alwalton 1	
Site name	Land North Of 23 To 33 Oundle Road, Alwalton	
Site address	Parish(es)	Site area (ha)
Land North Of 23 To 33 Oundle Road, Alwalton	Alwalton	4.8

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 10 homes	Available 2023 Build out over 2 - 4 years

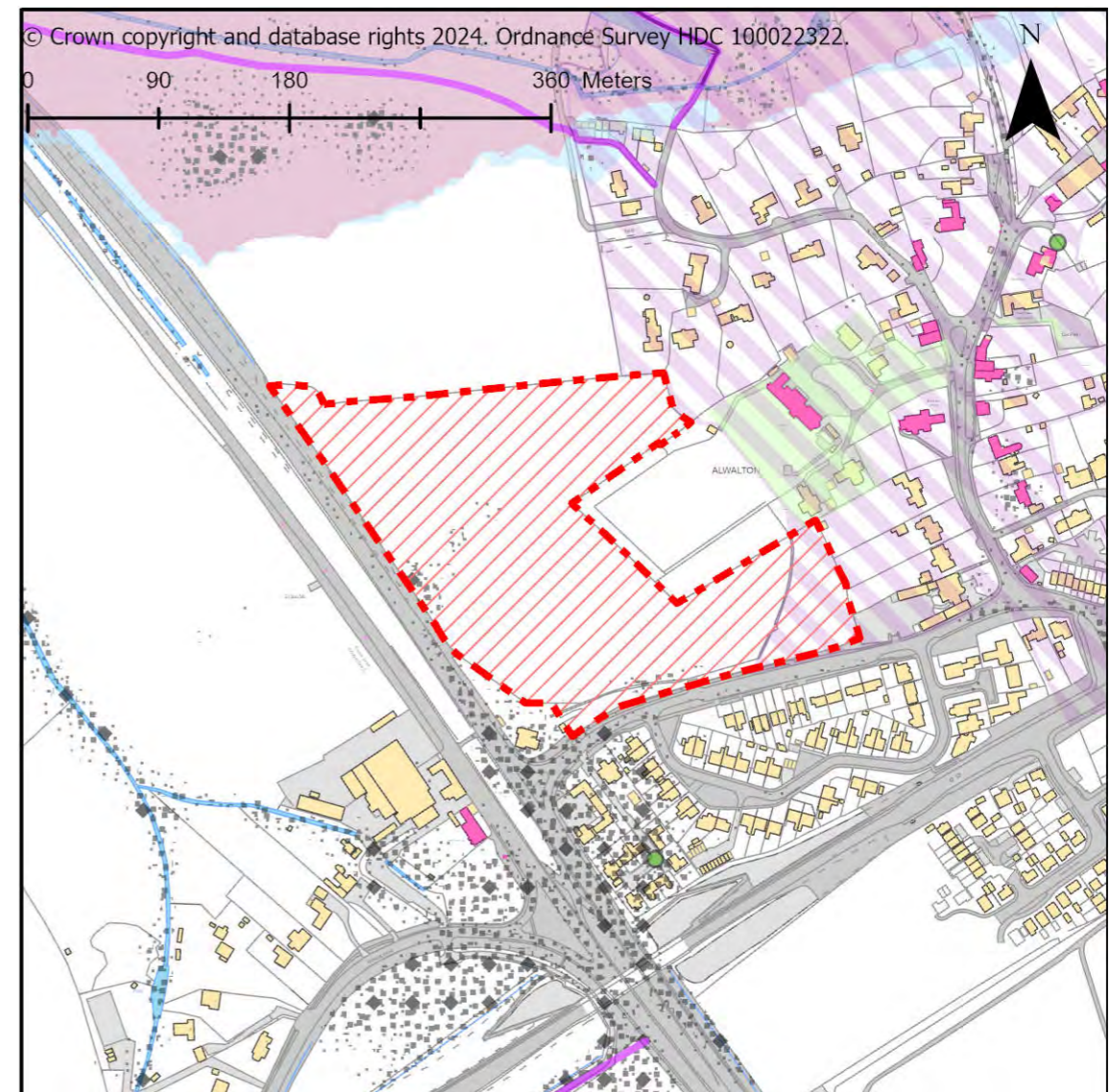
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:154
Relevant planning history	19/00125/OUT for development for up to 6 houses on the south eastern corner part of the site. This was refused in February 2020.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> Illustrative Zoning 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 wholly within flood zone 1 with some surface water flood risk within the site. The site is wholly classified as grade 3 agricultural land. The site is broadly level, it has a strong western edge where it is adjacent to the A1. Along its southern edge the site is obscured from view due to dense established vegetation. Established vegetation is also present along its eastern edge and to the west along the A1. The site is most open on its northern edge with views across the open countryside. To the east the site adjoins residential development and Alwalton Hall which is used as luxury spa retreat.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the A1 could give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation designations on site. The conservation area partially falls within the south eastern corner of the site where there are established trees. The rest of the site adjoins the conservation area. Alwalton Hall is a grade II listed building. There is an existing farm access into the site from Oundle Road. The submitted illustrative zoning plan shows that it is intended to development only along the site's frontage along Oundle Road (excluding land within the conservation area) leaving the farm access in place so that the wider site within the red plan can be accessed still. Development along the site's frontage would also result in the likely removal of most or all the established vegetation.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The vast majority of the site is situated in an extensive mineral safeguarding area for brickclay with the north western corner being in a 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 controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is unknown at this stage how the site will be delivered. The site promoter suggests the land is available now and could complete within 2 to 4 years.</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 farm access into the site from Oundle Road and it is broadly flat meaning there are no major topographical challenges to development. However, there are cumulative constraints within the site that impact its achievability namely its proximity to the A1, heritage assets, existing vegetation and landscape impact that must be successfully overcome. The site promoter seeks to retain the farm access so that the remaining 4ha of the site.</p>	~
<p>Deliverability / developability</p>	~

There are no structures on site to clear but there are several constraints on site to mitigate. Proximity to the strategic road network (the A1), landscaping, trees and the impact on heritage assets are key development considerations when masterplanning the site. It is unknown at this stage how the site will be delivered, as such the site is categorised 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 greenfield land consisting of grade 3 agricultural land
- Within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Alwalton
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Not accessible to natural green space
- It is within the Nene Valley Green Infrastructure Priority Area
- Partially within the conservation area and also within the setting of a listed building
- Located adjacent to the A1 so is at risk from increased levels of air, light and noise pollution
- Located on the western edge of the built form of Alwalton village, development would link it up to the A1 on the northern side of Oundle Road. The site is largely obscured from view by established trees which may be removed to enable a frontage development as proposed

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

- Is not appropriate for development due to the potential adverse impact on the character of the area including the rural approach into Alwalton as well as the impact on designated heritage assets.

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

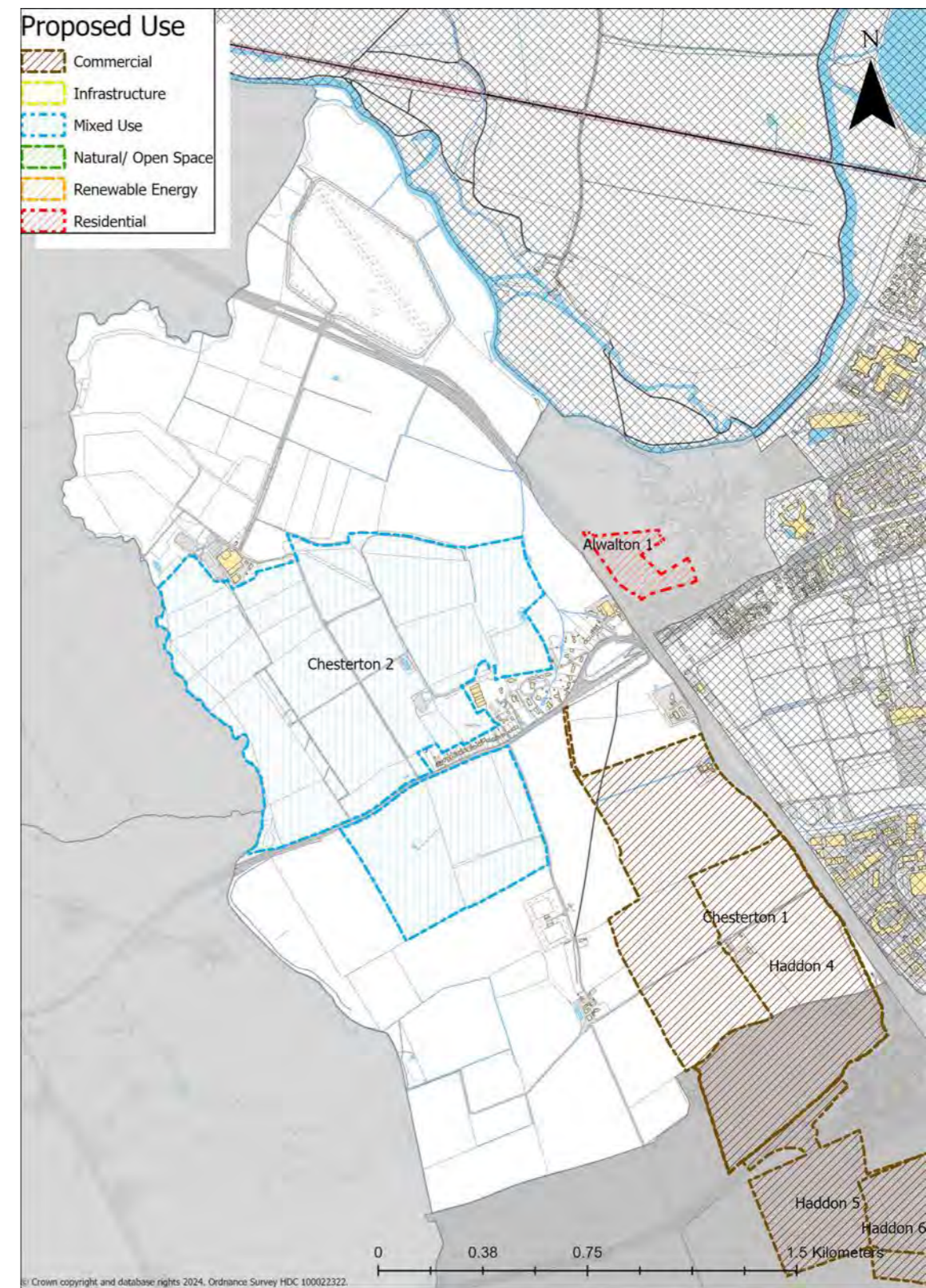
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2 Chesterton

2 Chesterton

2.1 Two sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton) - note that this site also partially falls within Haddon parish, but it has been included under Chesterton as most of the site lies within that parish area.
- Chesterton 2: Chesterton Garden Village



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 Chesterton

Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)

Site reference	Chesterton
Site name	Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)

Site address	Parish(es)	Site area (ha)
Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)	Chesterton; Haddon	89.05

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> • Employment • Logistics and distribution 	Total 213,677sqm floorspace (with B2 capped at 30%) broken down as follows: <ul style="list-style-type: none"> • 64,103sqm of B2 floorspace • 149,574sqm of B8 floorspace 	Available 2024 - 2028 Build out over 2 years

Core information

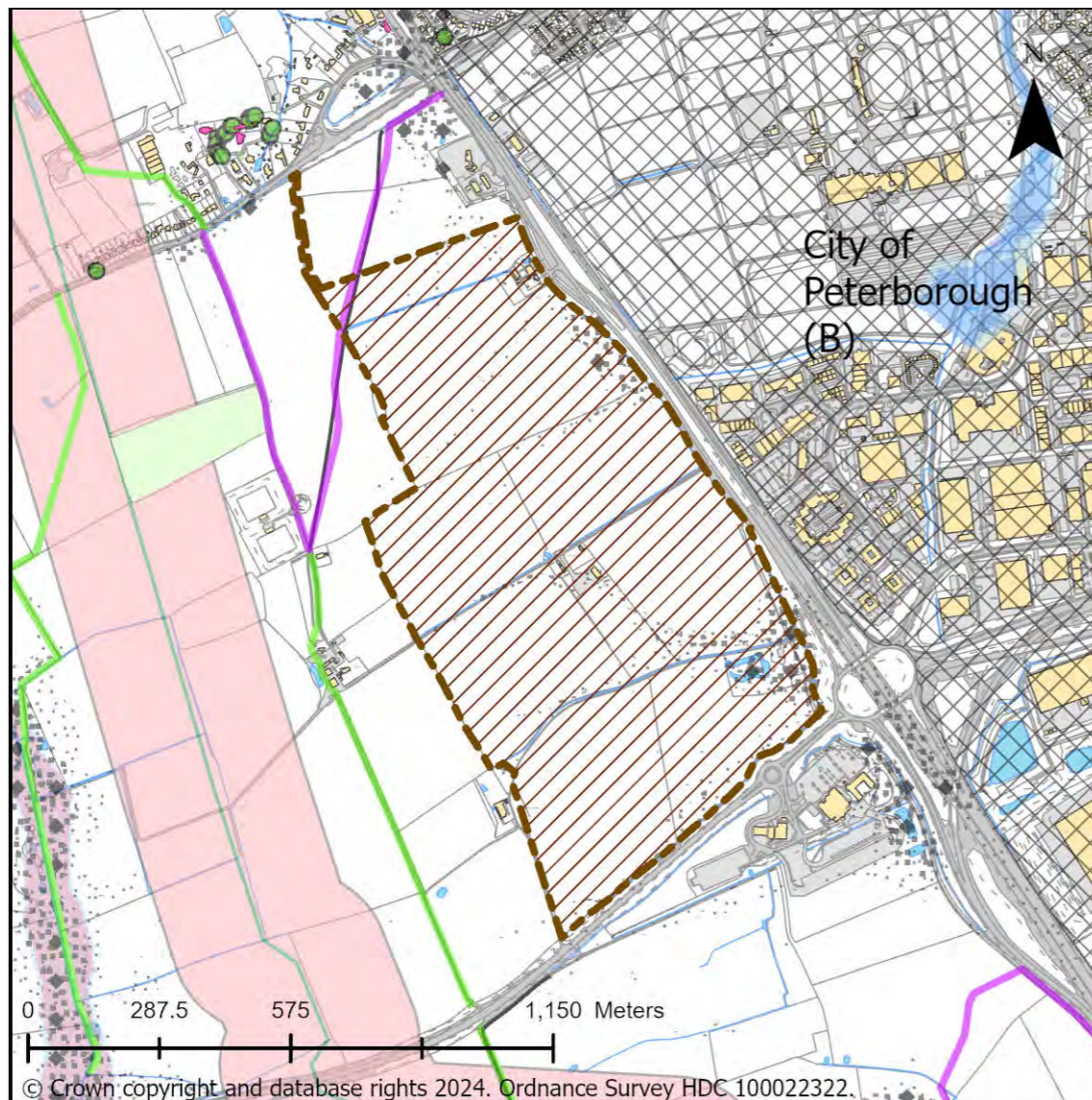
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:209
Relevant planning history	<ul style="list-style-type: none"> • 22/00441/FUL for a hybrid planning application: Full permission sought for demolition of two dwellings, outbuildings and related structures- creation of access from the A605- highway works to Oundle Road Junction 17 of the A1(M)- and associated site infrastructure works compromising groundworks, internal access roads, strategic landscaping, creation of development plateaus and diversion of underground water pipe. Outline permission sought for the construction of industrial distribution units (use class B8) with ancillary

	offices (use class e(g)). All matters reserved except for access. This was withdrawn in March 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> • A1 West North (Option A) Covering Letter (June 2023) • A1 West (North) - Option A Site Specific Technical Promotion Document (June 2023), which includes the following technical notes as appendices: <ul style="list-style-type: none"> • Air Quality Technical Note • Arboricultural Technical Note • Archaeology Technical Note • Built Heritage Note • CGI Imagery • Constraints and Opportunities Plan • Drainage Technical Note • Ecology Technical Note • Geotechnical Summary Note • Landscape Technical Note • Lighting Technical Note • Site Concept Plan • Transport Technical Note • Utilities Technical Note • A1 West (North) Newlands Overarching Opportunity Document (June 2023) • A1 West (North) Huntingdonshire Logistics - Construction Phase Social Value Framework (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

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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The site lies between the A605 Oundle Road to the north and the A605 and Peterborough Motorway Services to the south, it is also west of the A1(M). The south eastern corner of the site has also been submitted again as part of a smaller site under CfS:206 (Haddon 4). It is located on the north eastern edge of Huntingdonshire district with Peterborough City Council being on the other side of the A1(M). The site is immediately to the north of another site being promoted at A1 West (South) (see site Haddon 3 for site assessment).

The site is wholly within flood zone 1 with some surface water flood risk within the site. It is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished.

The site predominantly comprises a number of medium to large arable fields. The eastern part towards the A1(M) is relatively flat with some parts gently sloping and the western part rises towards the ridgeline and higher ground beyond the site to the west. The existing fields within the site are generally divided by hedgerows with some drainage ditches. Development on the higher ground would result in a significant landscape impact. The A1(M) forms a landscape buffer to the east but generally, the site is very open. There are farm buildings within the site and Chesterton to the north and Peterborough Motorway Services to the south. The site has a public right of way that cuts through the north western corner of the site so development will be visible from a public vantage point.

There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the site. The site's proximity to the strategic road network mean that development is at greater risk from air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. Access is proposed from the A605, with pedestrian, cycle and bus access provided from Oundle Road. From the A605, there are connections to the A1(M). Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.

Availability

The site is in multiple ownership with all landowners supporting its development. The land has been promoted on behalf of a developer who part owns the site, the site promoter states that the remainder of the site is controlled by way of an option agreement. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.



<p>Achievability</p> <p>The site promoter identifies that the public highway and digital and telecommunications infrastructure are accessible from the site boundary, with gas supply and electricity supply not being immediately accessible, and mains water supply being accessible within the site. The site has good connections to the strategic road network but engagement with Cambridgeshire County Council will be required to determine if the proposed scale and type of development can be accommodated. The impact on the landscape and surrounding land uses are also key constraints to consider. It is noted that the surrounding wider area particularly to the east of the site within Peterborough City Council is rapidly evolving with largescale logistics and warehousing development at Peterborough Gateway and Great Haddon.</p>	~
<p>Deliverability / developability</p> <p>The site is greenfield with some buildings on site to clear. There are several constraints impacting the site which cumulatively make developing the site challenging, most notably relating to landscape and access/traffic flows. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028 with the site having an options agreement already in place. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this the site is categorised as being developable.</p>	~

<ul style="list-style-type: none"> • May be subject to higher levels of air, light and noise pollution arising from its proximity to the A1(M) and be of a scale that could result in additional pollution • Is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact and ensure effective integration <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 an employment scheme. Landscaping is a key consideration in the masterplanning of any scheme. • Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development, particularly the main point of access being an additional turning from the roundabout on the A605 before junction 16 of the A1(M) • Telegraph poles running through the larger parcel which will impact the masterplanning of the site • Sustainable drainage will be required to mitigate the surface water flood risk • Masterplan will need to incorporate existing public rights of way • There is potential to integrate the development with the proposal at Chesterton 2 for a Garden Village Community

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 greenfield land consisting of grade 3 agricultural land • Is within flood zone 1 but there are areas at risk from surface water flooding • Is remote from natural greenspace • It has very limited accessibility to a local shop and local services and facilities • Has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising existing public rights of way • Connections to the road network could incentivise car usage if improvements were not made to the public transport and active transport network • It could provide employment development that could support job creation
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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 89.05 ha</p> <p>Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to the land levels and need for landscaping, some flood attenuation, incorporation of public rights of way and access route and connection off the roundabout from the A605, the net developable area will be used. Accounting for this the net developable area of 60% will be used.</p> <p>89.05 ha x 60% = 53.43 ha</p>	<p>Commercial - employment and logistics / distribution</p> <p>The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, with B2 capped at 30% of the floorspace.</p> <p>The 0.4 plot ratio is most appropriate to use to calculate an indicative capacity for B2 and B8 uses:</p>	<p>Available post 2028, subject to allocation status.</p> <p>Build out over more than 5 years (site promoter anticipates 2 years)</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<p>0.40 plot ratio x 53.43 ha = 21.372 ha of land for employment uses</p> <p>equating to 213,720 sqm.</p> <p>Using the split provided by the site promoter between B2 and B8 use this could provide:</p> <ul style="list-style-type: none"> ● 64,116 sqm for B2 use ● 149,604 sqm for B8 use 	

Updates after the Initial Assessment

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Chesterton 2: Chesterton Garden Village

Site reference	Chesterton 2
Site name	Chesterton Garden Village

Site address	Parish(es)	Site area (ha)
Land north and south of Oundle Road (A605), Chesterton	Chesterton	128.13

Promoter's Intentions

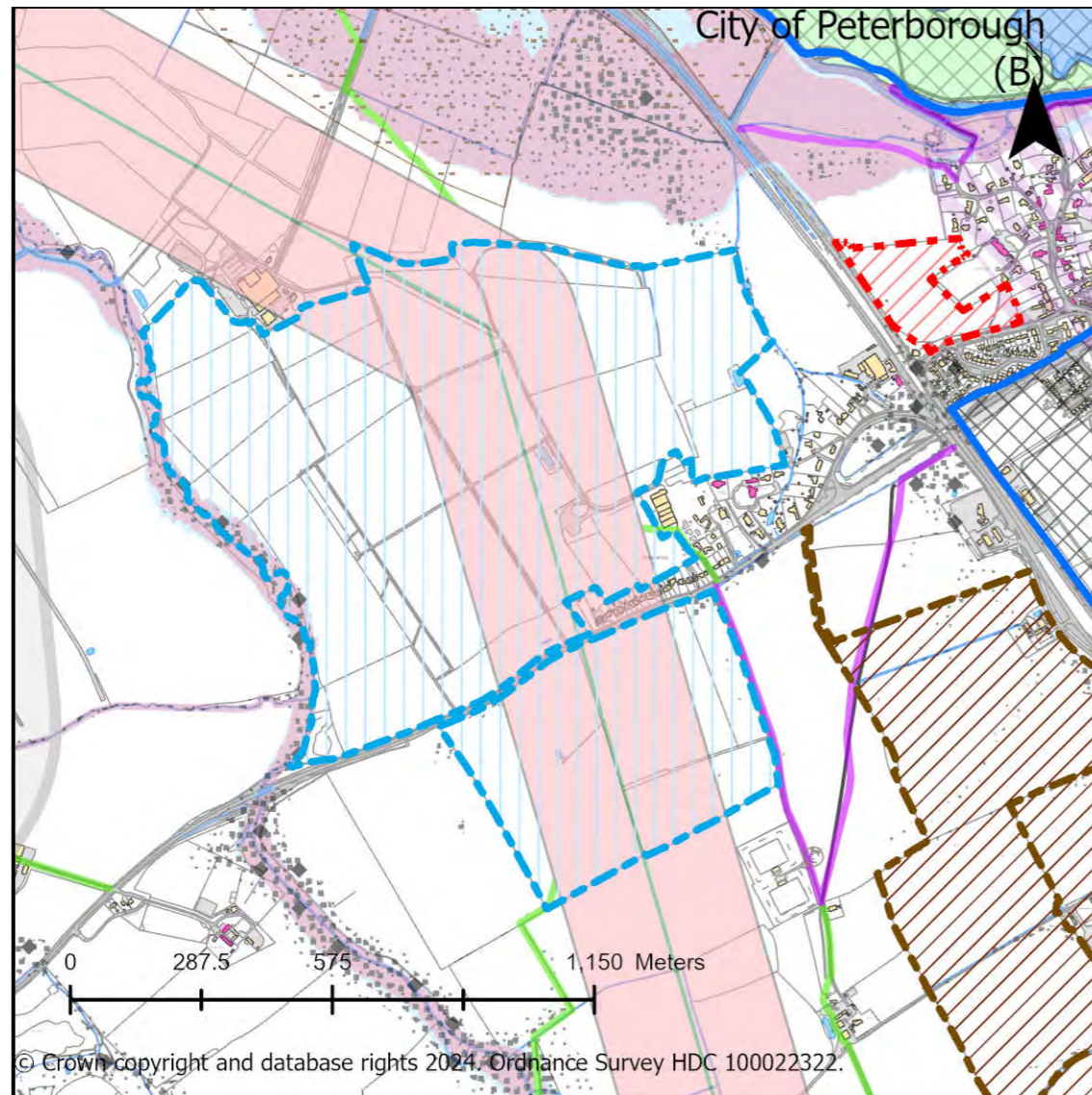
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing Infrastructure: <ul style="list-style-type: none"> Supporting infrastructure Open space uses: <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain opportunities Land to safeguard against flooding 	Up to 1,000 homes Primary school, community building, supporting retail (e.g. local shop), mobility hub, sports pitches 70ha of natural, green or open spaces Land for biodiversity net gain and to safeguard against flooding TBC	Available 2024 - 2028 Build out over 10 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2414
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"> Vision Document for Chesterton Garden Village (April 2024)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A small amount of the western edge of the site is within flood zone 3b.	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

Context, constraints and potential suitability

The site consists of two parcels, the larger parcel is north of Oundle Road with a second smaller parcel south of this road.

The site is within flood zone 1 apart from its western edge which is constrained by some fluvial and surface water flooding being within flood zones 2 and 3a and 3b, this increased flood risk is associated with Billing Brook which runs along the site's western edge. In their masterplan for the site, the site promoter is proposing to the western edge of the site to be used for open space and landscaping entitled 'Billing Common' so no built development is proposed within areas at higher risk of flooding. There are pockets of land that are

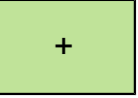


impacted by some surface water flood risk across the site. The site is wholly classified as being grade 3 agricultural land. The site is broadly level and is comprised of several fields marked out by field boundary features such as hedgerows. The site promoter has used these to underpin a grid concept whereby the existing landform and features are used to shape the layout of the scheme. To the north, the wider landscape gently slopes downwards towards the River Nene and to the west it gently slopes downwards towards Chesterton village and the A1(M). To the east the landscape gently rises, it rises to the gently to the south as well up to Chesterton Hill where the landform elevates significantly. As such, the site is fairly well contained within the wider landscape to the south and east but is more visible to the north and west. Two public rights of way run through the site, one through each parcel providing connections northwards towards the Nene Valley and southwards towards Haddon. There is also a right of way running along the eastern edge of the southern parcel. To the north is Chesterton Lodge and Horse Close Spinney, to the west and south of the site is open countryside, to the east is Chesterton village and the A1(M), further east is Peterborough. The proposal will fundamentally alter the character of Chesterton expanding it substantially and by extension the character of the surrounding landscape, successful integration will require detailed masterplanning.

There is no known contamination on the site. There are no gas pipelines running through the site, however an oil pipeline runs through the centre of the site with its buffer zone covering a large portion of the site. The A1(M) may give rise to increased levels pollution which may impact the development and require some mitigation. There are no nature conservation designations within the site, however within the southern parcel there is a an rea of trees in its south western corner that are protected by an area Tree Preservation Order. The masterplan shows that no built development is proposed here. There are no heritage designations within the site, however to the east of the site there are several listed buildings within Chesterton whose setting will be impacted by proposals. These includes the grade I listed St Michael's Church. Vehicular access is proposed to both parcels from Oundle Road with a new junction proposed along Oundle Road. There is an existing access to the dairy farm located to the north of the site which is proposed to provide an additional emergency access. Engagement with the County Council will be required to determine if the proposed access arrangements are suitable and can be achieved in order to serve the proposed scale of development.

The site is greenfield so its development will not contribute to the reuse of previously developed land nor provide some regeneration. The northern and western edges of the site are situated in an extensive mineral safeguarding area for sand and gravel with the entirety of the southern parcel being within a mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m from a water recycling site.

Availability



<p>The site is controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. The site promoter has stated that it is yet to be confirmed how the site will be delivered. The promoter suggests the land would be available between 2024 and 2028 and could take about 10 years to build out once development has commenced.</p>	
<p>Achievability</p> <p>The site promoter has identified that all main services are accessible from the site boundary. The site has some physical constraints and some topographical challenges to overcome with its position within the wider landscape and relationship with Chesterton village. The submitted masterplan for the site has proposed a layout which seeks to overcome these. Further technical work will be required to support the proposal including details on access arrangements, traffic flows, landscape appraisal, potential impacts on trees and flood risk. The capacity of the road network to accommodate the proposed scale and mix of uses is a key matter which will require engagement with the County Council. Additionally, the presence of the oil pipeline is a potential constraint to development and will require further investigation. Enhanced or new infrastructure to serve the development is also likely to be required to accommodate the scale of development which may impact the feasibility and viability of proposals.</p>	~
<p>Deliverability / developability</p> <p>There are no structures to clear, a vision document and masterplan have been compiled for the site but a suite of further technical information will be required to support any future planning application. While it is noted that the site promoter is unsure how the site will be delivered at this time, the site would require an allocation status. 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"> • Is greenfield land consisting of grade 3 agricultural land • Largely within flood zone 1 apart from its eastern edge which is constrained by fluvial flood risk arising from Billing Brook • Not constrained by designated nature conservation designations
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<ul style="list-style-type: none"> • Part of the site falls within the Nene Valley Green Infrastructure Priority Area and the scale of the site could contribute towards strategically to enhanced green infrastructure and habitat connectivity • Is adjacent to several listed buildings within Chesterton including the grade 1 listed St Michaels Church • The scale of the proposed development will fundamentally alter the landscape and village setting of Chesterton as well as the surrounding landscape • Currently has limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these but the scale of the proposal will provide a primary school sports facilities, community building and a local shop • There are bus stops which provide a public transport connection into Peterborough • Of a scale to provide a mix of housing types, sizes and tenures • There will likely be some modest job creation within the development arising from the non-residential uses, but no employment development is currently proposed by the site promoter - the proximity to the site to Chesterton 1 (which proposed a largescale employment development) offers an opportunity to integrate this development with Chesterton 1
<p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is potentially suitable as largescale village extension to Chesterton providing new and enhanced community facilities, primary school, green infrastructure, employment and footpath, cycle path and public transport connectivity, therefore making the settlement more self sufficient and sustainable reducing reliance on nearby settlements including Elton, Alwalton, Yaxley and Peterborough. • Access and impact on the local and strategic highways network will need to be further scoped and assessed, engagement with the County Council will be required • Detailed masterplanning will be required to mitigate landscape impacts as well as impacts on heritage assets and to ensure successful integration with the existing settlement and community as well as successful integration of existing public rights of way • An oil pipeline and its buffer zone runs through the centre of both parcels which may impact the layout of the development and the location of uses across the site • Consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it

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 of 128.13ha</p> <p>43% net developable area allowed following the exclusion of:</p>	<p>10ha is deducted for a community building, supporting retail (e.g. local</p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 10 years</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<ul style="list-style-type: none"> • 70ha of land for natural, green and open space • 3ha of land for a primary school <p>128.13ha x 43% = 55.13 ha</p>	<p>shop), mobility hub and sports pitches, this leaves 45.13ha.</p> <p>45.13ha residential development area for a variety of market and affordable homes.</p> <p>Mixed densities to reflect a range of densities reflective of large developments, however considering the rural nature of the site and its intention to not bring about a freestanding new settlement, the highest density categories are not appropriate to use.</p> <p>10% of land at moderate density 50dph. 4.5ha x 50dph = 225 homes</p> <p>40% of land at low density 35dph. 18ha x 35dph = 630 homes</p> <p>50% of land at very low density 25dph. 22.6ha x 25dph = 565 homes</p> <p>1,420 total homes</p>	

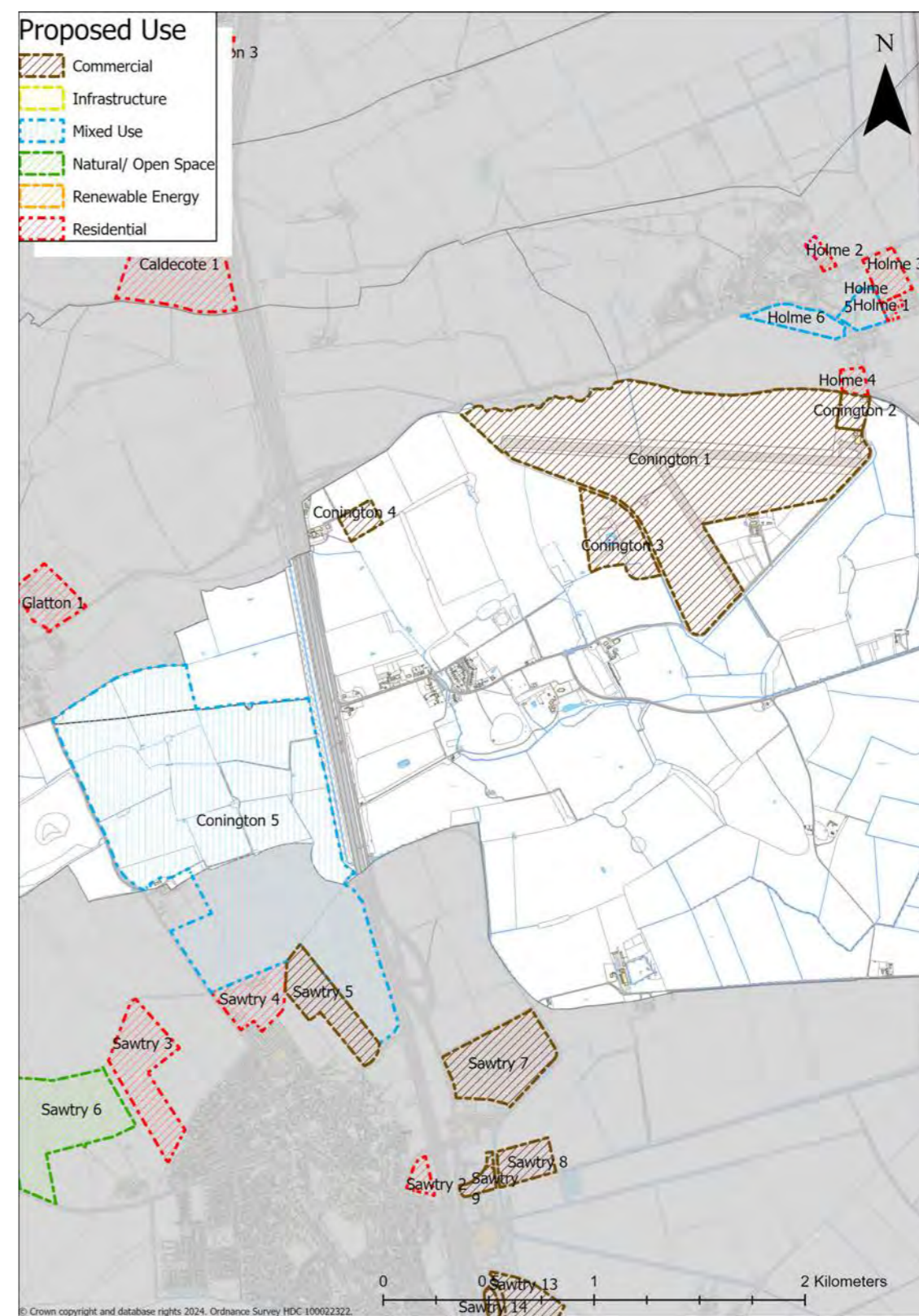
Updates after the Initial Assessment

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3 Conington

3.1 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Conington 1: Conington Airfield
- Conington 2: Land North of Conington Airfield
- Conington 3: Land West of Conington Airfield
- Conington 4: Land at Woolpack Farm, Conington
- Conington 5: Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington) - this site crosses over into Sawtry parish but is assessed here as the majority of the site areas falls within Conington.



3.2 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
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
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

Conington 1: Conington Airfield

Site reference	Conington 1
Site name	Conington Airfield

Site address	Parish(es)	Site area (ha)
Approximate address: Conington/Peterborough Business Airfield, Holme, Peterborough, PE7 3PX	Conington	98.92

Promoter's Intentions

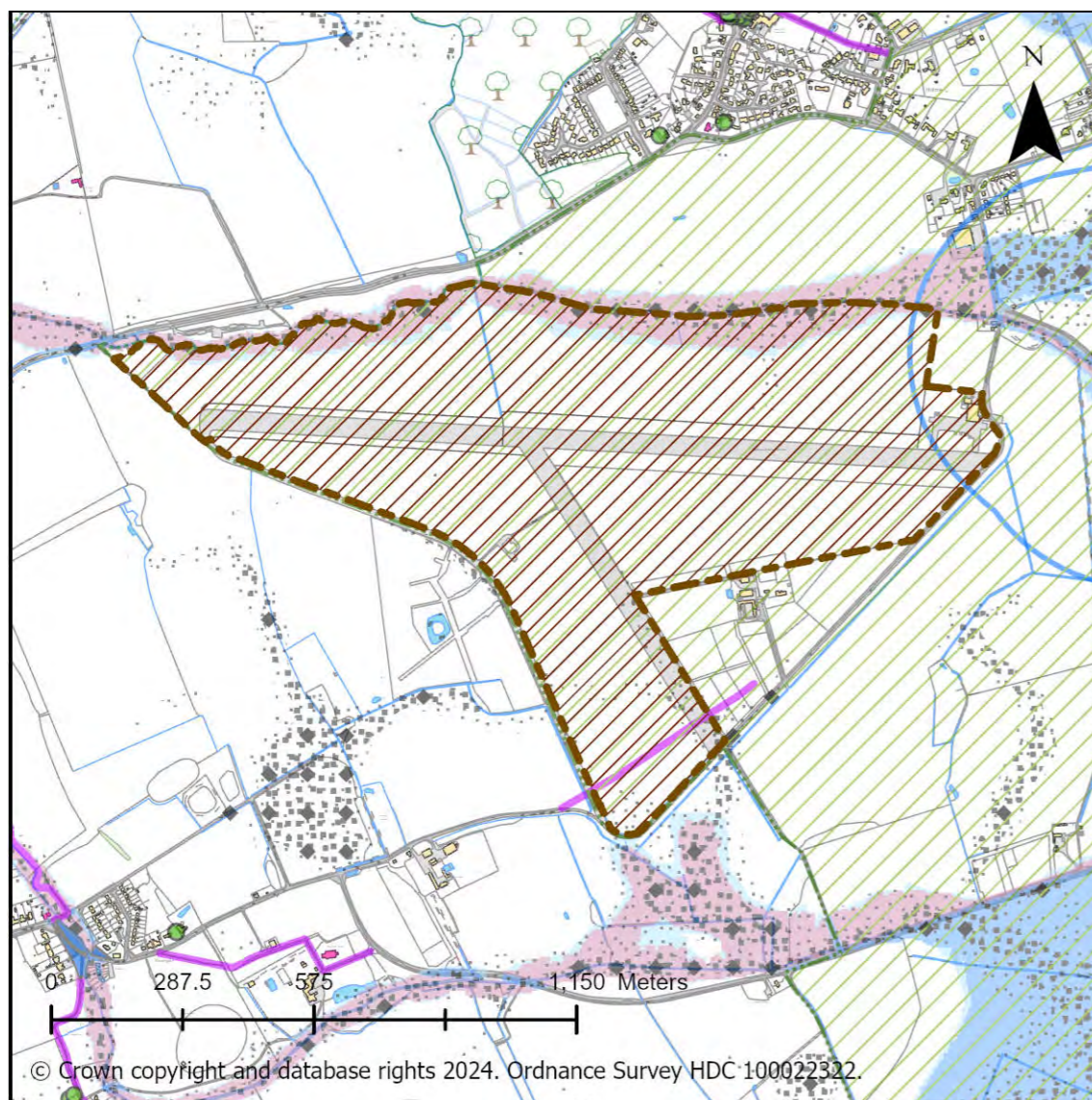
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> • Employment • Logistics and distribution Infrastructure: <ul style="list-style-type: none"> • Transport and parking/lorry parking • Renewable energy 	No capacities provided	Available 2029 - 2034 Build out over 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:379
Relevant planning history	Various planning history relating to the current use of the site as an airfield
Land type	Partly previously developed/ partly greenfield land
Current use of the site	Active air strip
Supporting information	<ul style="list-style-type: none"> • Call for Sites Supporting Letter (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A strip of the site's northern boundary falls within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	A small amount of the site's eastern edge falls within 400m of a water recycling area.	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

The site is located to the north east of Conington village and just to the south of the B660 Glatton Lane. It comprises the Former RAF Glatton airfield, which now operates as a private airfield with a landing strip, hangars and workshops.

The majority of the site falls within flood zone 1, however a linear strip along the northern boundary falls within flood zone 3a and 3b. There is some risk form surface water flood risk. The site is wholly classified as grade 3 agricultural land. The site is broadly level and is located in the Great Fen Landscape and Visual Setting Boundary. The site is located within the open countryside and is largely open with fencing along the site and only some

vegetation and trees along Glatton Lane which partially obscures the site from view. There is a public right of way running across the southern edge of the site. Largescale development across the site is likely to be visible and could have an adverse impact on the landscape.

There is no known contamination on site, however this may require further investigation considering the use of the site as an airfield. There are no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Few structures from when it was formerly RAF Glatton remain. There is an existing access to the site is from Pingle Bank and Church Road to the east. The site promoter states that there is an option to explore access from the north east off Glatton Lane (B660). The site could accommodate substantial development which may not be supported on the local transport network, engagement with Cambridgeshire County Council would be required.

The site is partly previously developed, so its redevelopment will contribute to the reuse of some previously developed land provide some regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. Most of the site is beyond 400m from a water recycling site apart from a small amount of the site's eastern edge.

Availability

The site is in single ownership and its development is supported by the landowner. The site promoter does not know if there are legal restrictions impacting the site. It is unknown at this stage how the site will be delivered at this stage. The site promoter suggests the land will be available between 2029 and 2034. The promoter has not provided capacities for potential employment, infrastructure and renewable energy development and that it is unknown how long the build out may be.

Achievability

The site promoter states that the site's accessibility to services and access are all unknown. The site promoter is also uncertain if there are any additional issues to the site's development. There is an existing access from Pingle Bank and Church Road but it would need to be investigated if a further access could be provided and if the local transport network could accommodate a development of this potential scale. Significant infrastructure would likely be required to serve the development. Substantial landscaping would be required through the design process to limit and mitigate landscape impact.

Additionally, a letter from the Department for Transport dated 17 September 2019 identified the key role that aerodromes and airfields play in both business and leisure aviation and are part of the General Aviation (GA) industry which covers all non-scheduled civil aviation operations. The letter states that GA is a high priority area for the Department and the

<p>Government wants to encourage GA and the benefits it brings to the economy, as well as ensuring appropriate and proportionate protection for aerodromes forming our strategic network across the UK.</p> <p>These factors cumulatively significantly question the achievability of development on the site.</p>	
<p>Deliverability / developability</p> <p>Limited information has been provided on the nature of employment/transport/renewable energy development that could be provided on site. It is also unknown how the development may be delivered at this stage. The site is due to be available between 2029 and 2034. The uncertainty of the proposals and the resistance from the Department of Transport on the lose of airfields are also key constraints to delivering the site. Considering these factors, the site is considered not to be deliverable or developable at this point in time.</p>	-

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No as there is a preference from national Government to retain airfields and the likely significant amount of infrastructure and transport improvements required to serve the development making the proposed development potentially unachievable. Additionally, there are very limited details from the site promoter to scope the potential for the site in depth at this time.</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

3 Conington

Conington 2: Land North of Conington Airfield

Site reference	Conington 2
Site name	Land North of Conington Airfield

Site address	Parish(es)	Site area (ha)
Land North of Conington Airfield	Conington	2.03

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> • Employment • Logistics and distribution Infrastructure: <ul style="list-style-type: none"> • Transport and parking/lorry parking • Renewable energy 	No capacities provided	Available 2024 - 2028 Build out over 5 years

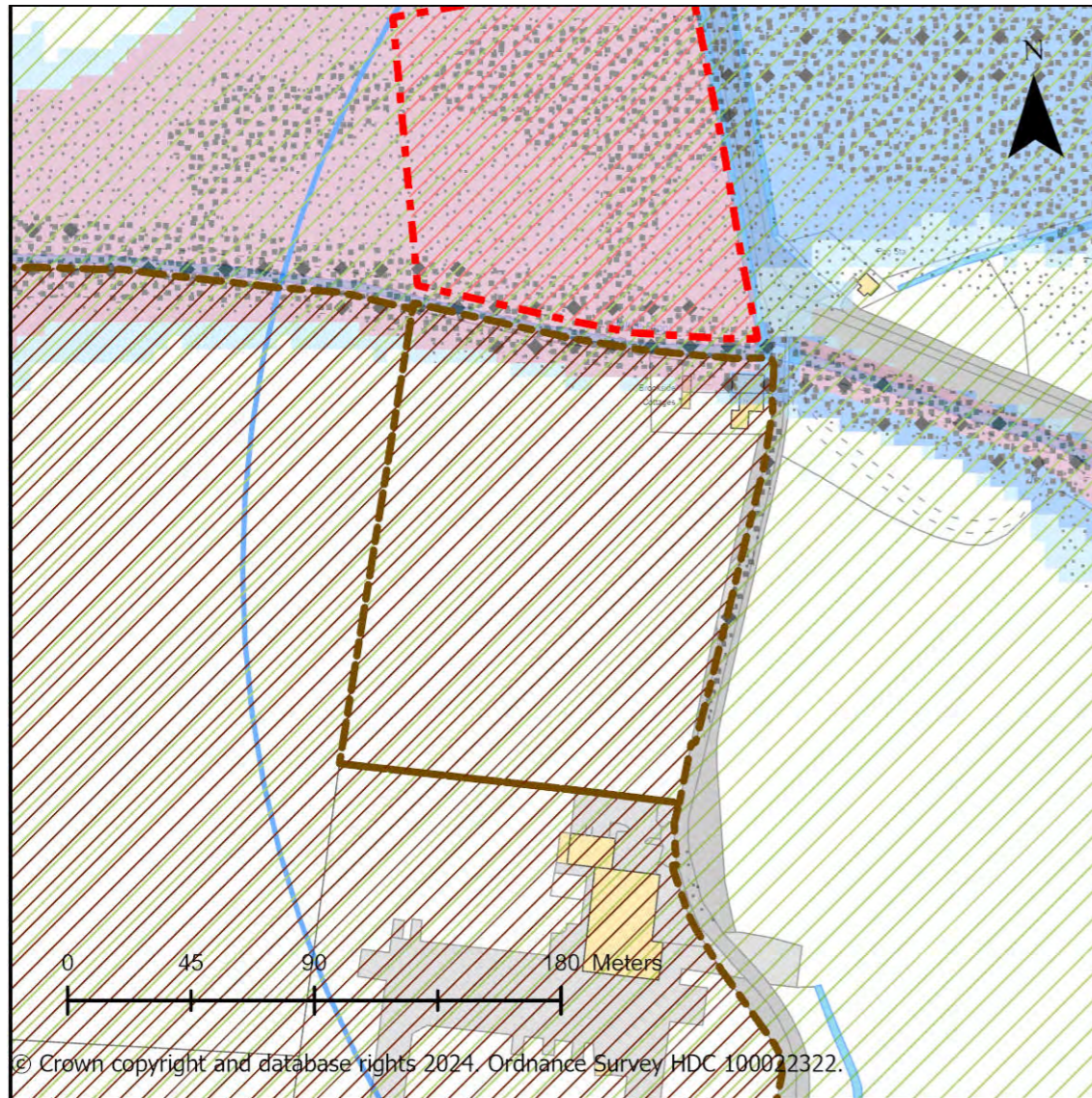
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:378
Relevant planning history	None relevant
Land type	Mostly greenfield/some previously developed land
Current use of the site	Mostly agricultural land with two residential properties
Supporting information	<ul style="list-style-type: none"> • Call for Sites Supporting Letter (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	Only a strip of its northern edge is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is completely 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
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 site is inappropriate for development as it is entirely within 400m of a water recycling 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 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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3 Conington

Conington 3: Land West of Conington Airfield

Site reference	Conington 3
Site name	Land West of Conington Airfield

Site address	Parish(es)	Site area (ha)
Land West of Conington Airfield	Conington	9.63

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> Commercial leisure uses Open space uses: <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain opportunities 	No capacities have been provided	Available 2024 - 2028 Build out over 5 years

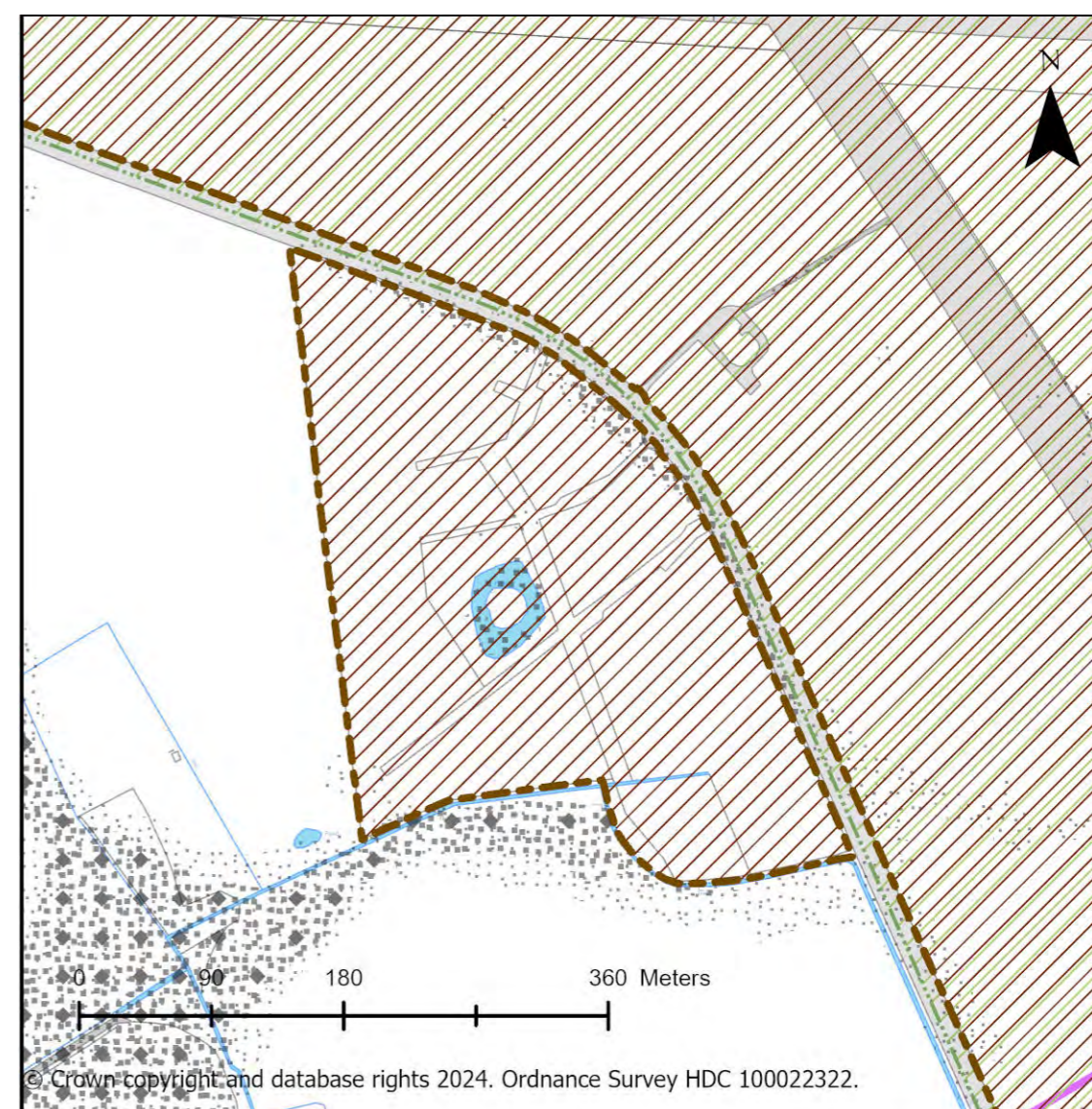
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:382
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Woodland
Supporting information	<ul style="list-style-type: none"> Call for Sites Supporting Letter (June 2023)

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 located to the west of Conington airfield and consists primarily of woodland categorised as Priority Habitat – Deciduous Woodland with a pond and several internal tracks within the site. The site is wholly located within flood zone 1, there is some risk from surface water flooding arising from the pond within the site. The site is wholly classified as grade 3 agricultural land. The site gently slopes from its southern boundary to its northern boundary by some 5m or so. The site is located adjacent to the Great Fen Landscape and Visual Setting Boundary. The site is located within the open countryside and is densely populated with woodland. To the east is Conington Airfield and a residential property. There is a public right of way to the east of the site.</p> <p>There is no known contamination on site and there are no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. While there are no designations on site, the woodland is a valuable feature within the landscape and its loss or partial loss would result in an adverse impact. As such, the site is not considered to be suitable for any built development but is potentially suitable for biodiversity net gain opportunities. Access could be achieved from Glatton Lane or Church Road.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m from a water recycling site.</p>	~
<p>Availability</p> <p>The site is in the ownership of a Trust who supports its development. The site promoter does not if there are any legal restrictions impacting the site. It is unknown at this stage how the site will be delivered at this stage. The site promoter suggests the land will be available between 2024 and 2028. The promoter has not provided capacities for potential commercial leisure, open space and biodiversity net gain uses and that it is unknown how long the build out may be.</p>	~
<p>Achievability</p> <p>The site promoter states that the site's accessibility to services and access are all unknown. The site promoter is also uncertain if there are any additional issues to the site's development. The site is promoted for commercial leisure, open space and biodiversity net gain uses, however the extensive woodland cover makes built development unsuitable as this would result in the loss or partial loss of a landscape features as well as priority habitat. The site is potentially suitable for biodiversity net gain opportunities. Further assessment</p>	~

<p>such as ecological and arboricultural assessments will likely be required to assess the quality of the habitat on site and what opportunities there are to enhance biodiversity and what open space uses can be successfully integrated on the site.</p>	
<p>Deliverability / developability</p> <p>As highlighted, the site is considered to be potentially suitable for biodiversity net gain opportunities and open space uses. Limited information has been provided on the nature of potential proposals though. It is also unknown how the development may be delivered at this stage. The site is due to be available between 2024 and 2028. Until further assessment is undertaken to ascertain the potential for biodiversity enhancement, the site is categorised as developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>The site will progress to the sustainability appraisal stage but it will only be appraised for biodiversity net gain opportunities. The presence of the woodland makes the site unsuitable for built development.</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 wholly greenfield land consisting of primarily of woodland categorised as Priority Habitat – Deciduous Woodland • Is within flood zone 1 with some surface water flood risk • Is adjacent to the landscape and visual setting boundary of the Great Fen • Is not constrained by heritage or nature conservation designations • Could provide opportunities for enhanced biodiversity net gain • Very limited accessibility via public transport options and is not easily accessible on foot or cycle <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is inappropriate for built development as it would not support sustainable place-making • May be appropriate for biodiversity net gain opportunities providing linkages into the wider Fenland landscape and support the retention of the existing habitat on site

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 9.63ha	Biodiversity net gain opportunities 9.63ha of land for such uses	Available 2024 - 2028 Complete over 5 years

Updates after the Initial Assessment

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Conington 4: Land at Woolpack Farm, Conington

Site reference	Conington 4
Site name	Land at Woolpack Farm, Conington

Site address	Parish(es)	Site area (ha)
Land at Woolpack Farm, Conington	Conington	2.26

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> • Employment Infrastructure: <ul style="list-style-type: none"> • Transport and parking/lorry parking • Renewable energy 	No capacities provided	Available 2024 - 2028 Built out over 5 years

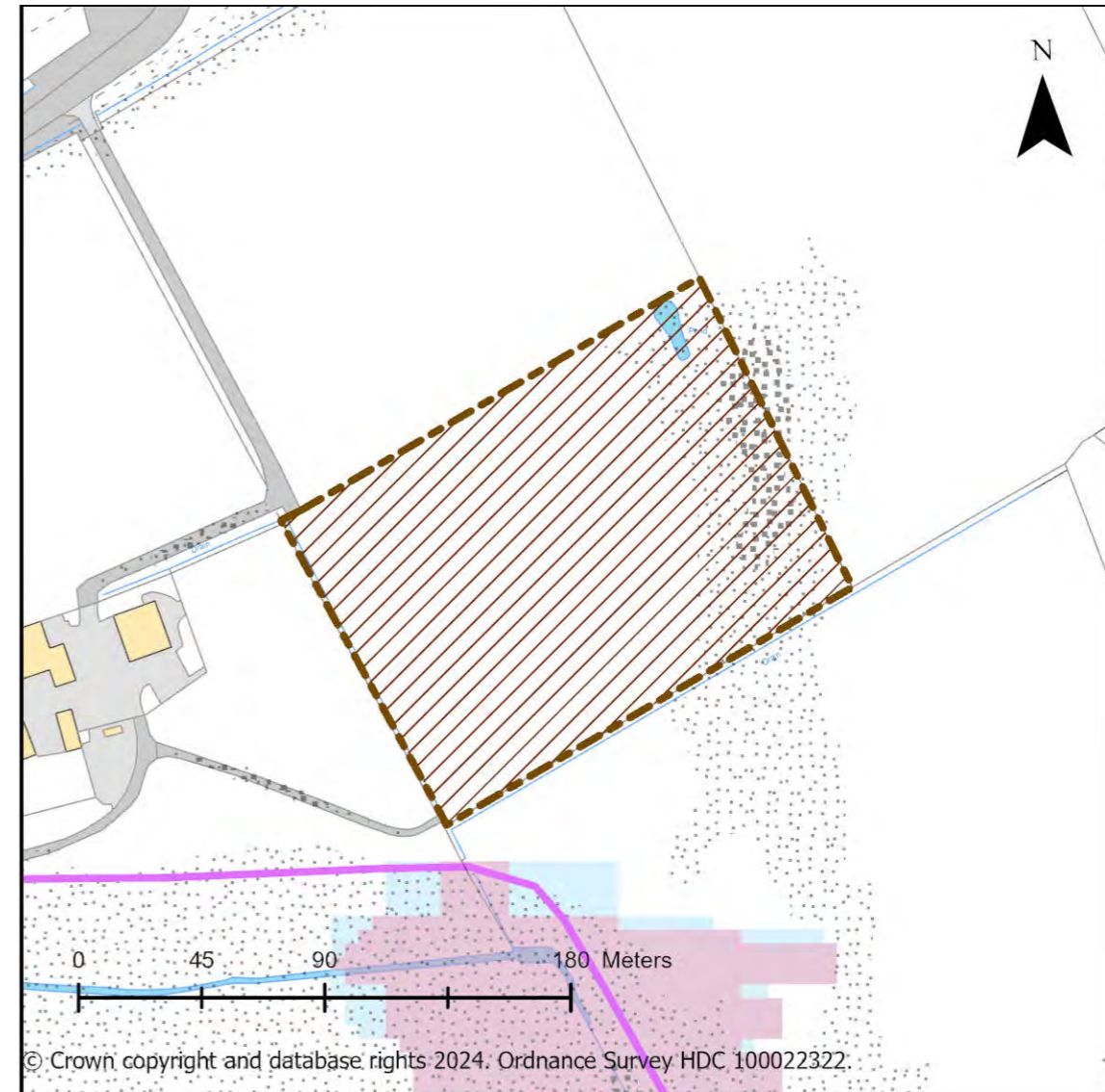
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:381
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"> • Call for Sites Supporting Letter (June 2023)

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, there is surface water flood risk along the site's eastern edge. Two thirds of the site is classified as grade 3 agricultural land with the remaining third being classified as grade 2 agricultural land. This site consists of an agricultural field located just to the east of the Woolpack Farm. It is located on broadly level ground within relatively open countryside/agricultural fields. It is clearly defined by low hedging on three sides with it being open on its northern boundary. There is a pond in the site's north eastern corner and a drain along its southern boundary. Development could result in an adverse impact on the landscape. There are agricultural buildings and hardstanding located to the west of the site associated with Woolpack Farm.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to to the A1 could give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation designations on site. There are no heritage designations on site, however there are two grade II listed buildings to the west of the site that form part of Woolpack Farm. The site is accessed from the B1043 immediately to the west. An access track meets the north west corner of the site which links up to the agricultural buildings and travels north to the B660.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 the ownership of a Trust who supports its development. The site does not know if there are legal restrictions impacting the site. It is unknown at this stage how the site will be delivered at this stage. The site promoter suggests the land will be available between 2024 and 2028. The promoter has not provided capacities for potential employment, infrastructure and renewable energy development and that it is unknown how long the build out may be.</p>	~
<p>Achievability</p> <p>The site promoter states that the site's accessibility to services and access are all unknown. The site promoter is also uncertain if there are any additional issues to the site's development. There is an existing access track which connects to the B660. Substantial landscaping would be required through the design process to limit and mitigate landscape impact as well the potential impact on the setting of listed buildings. Noise mitigation will also likely need to masterplanned due to its proximity to the A1.</p>	~

<p>Deliverability / developability</p> <p>There are structures on site to clear and some constraints to resolve. Limited information has been provided on the nature of employment/transport/renewable energy development that could be provided on site. It is also unknown how the development may be delivered at this stage. The site is due to be available between 2024 and 2028. The site is considered to be 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 wholly greenfield land consisting of grade 2 and grade 3 agricultural land • Is within flood zone 1 with some surface water flood risk • Is in close proximity to the A1(M) increasing the risk of pollution • Is not constrained by nature conservation designations but is within the setting of listed buildings associated with Woolpack Farm • Could provide land for approximately 2ha of employment land • Very limited accessibility via public transport options • The site relates much more closely with the open countryside and could result in adverse landscape impact <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is inappropriate for development as it would not support sustainable place-making due to the likely need to access the site via car and its potential impacts on the wider 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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Conington 5: Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)

Site reference	Conington 5
Site name	Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)

Site address	Parish(es)	Site area (ha)
Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)	Conington; Sawtry	148.32

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 Custom and self build housing Nursing and care homes Commercial: <ul style="list-style-type: none"> Employment Retail Commercial leisure uses Logistics and distribution Infrastructure: <ul style="list-style-type: none"> Supporting infrastructure Health uses Renewable energy Open Space uses: <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain Other: <ul style="list-style-type: none"> Potential for part of the land to be used for charitable/social capital 	No capacities provided by the site promoter, instead they state that the site has the 'potential to deliver a freestanding new community inclusive of a range of commercial uses, the exact quantum of which will be determined by masterplanning following the receipt of evidence.'	Available 2024 - 2028 Build out over 10 - 15 years

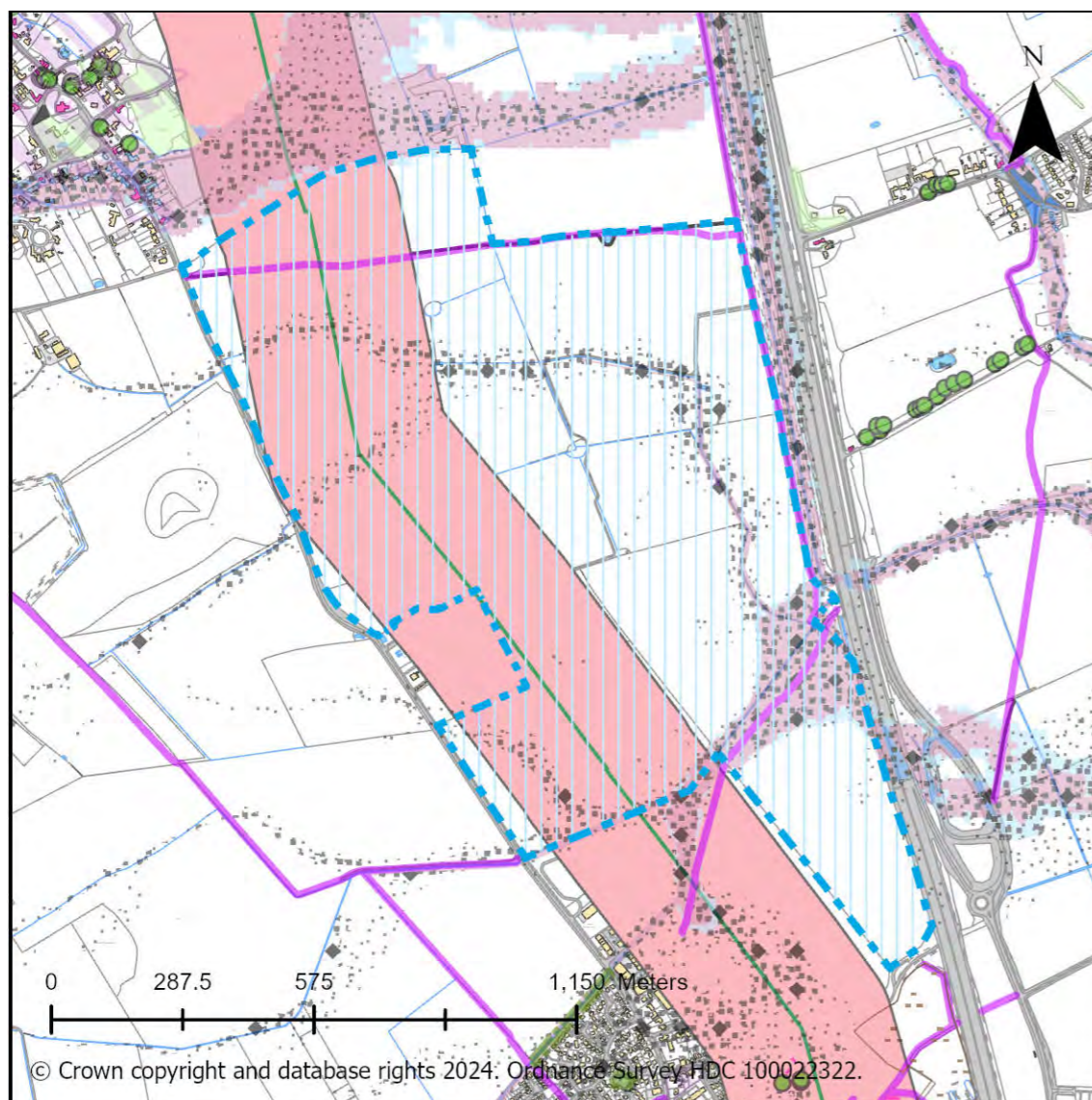
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
uses having regard for landowner interests.		

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:94
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	Some of the eastern edge and centre of the site is within flood zone 3b	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 located within flood zone 1, however, parts of the eastern edge of the site and the centre of the site are within flood zone 2, 3a and 3b. This increased flood risk is associated with drains running through the site. There is risk from surface water flooding across the site too. The vast majority of the site is classified as grade 3 agricultural land with only a very small amount of the north eastern corner being classified as grade 2 agricultural land.</p>	~
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The site consists of several agricultural fields. It is broadly level with land levels only reducing by some 5m from its northern edge to its southern edge. It is located within the countryside with the A1(M) forming a clear eastern edge to the site and where vegetation is more prevalent helping to obscure the site from view. The site is much more open to the north, west and south where there are low hedges forming the site boundaries as well as internally within the site marking out various field plots. The site is located to the north of Sawtry and would have a considerably impact on the landscape character of the area and rural setting of Sawtry to the north. It is also located to the south of Glatton and would have a considerable impact on the character of the village. Development at this scale is likely to result in the coalescence of these settlements and fundamentally adversely impact the landscape character of the area. Public rights of way runs along the northern and eastern edges of the site and also through the centre of the site meaning that development will impact views from public vantage points.

There is no known contamination on site. No gas pipelines run through the site, however an oil pipeline and its buffer zone runs through the majority of the western half of the site. Its proximity to to the A1(M) is likely to give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation or heritage designations on site. Access may be possible from Sawtry Road, however engagement with Cambridgeshire County Council will be required to ascertain if this is feasible and also if the road network can accommodate such a scale of development.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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>Availability</p> <p>The site is controlled by a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and could take 10 - 15 years to complete.</p>	+
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<p>Achievability</p> <p>The site promoter has identified that all access and services are unknown apart from the public highway which is accessible from the site boundary. There are several constraints to overcome which cumulatively impact the achievability of development of the whole site, these include the considerable landscape impact of development, the site's proximity to the A1(M), flood risk and the oil pipeline that runs through the site. The site promoter has not provided any details on the initial masterplanning or quantum of potential uses. They consider that the site could deliver a ' freestanding new community inclusive of a range of commercial uses, the exact quantum of which will be determined by masterplanning</p>	-
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<p>following the receipt of evidence.' In reality the site will relate very closely to Sawtry due to its proximity to it and is likely not of a scale large enough to provide all the necessary infrastructure in which to make it completely self sufficient.</p>	
<p>Deliverability / developability</p> <p>The site is greenfield agricultural land so there minimal structures to clear across the site apart from some agricultural buildings. As highlighted there are constraints to overcome which cumulatively are significant and the lack of details at this stage on the potential scale of the development. As such the site is not considered to be deliverable or developable at this time.</p>	

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No due to the likely significant amount of infrastructure and transport improvements required to serve the development making the proposed development potentially unachievable. Additionally, there are very limited details from the site promoter to scope the potential for the site in depth at this time.</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
<p>Capacity calculation not undertaken as site is inappropriate for development.</p>	<p>N/A</p>	<p>N/A</p>

Updates after the Initial Assessment

<p></p>

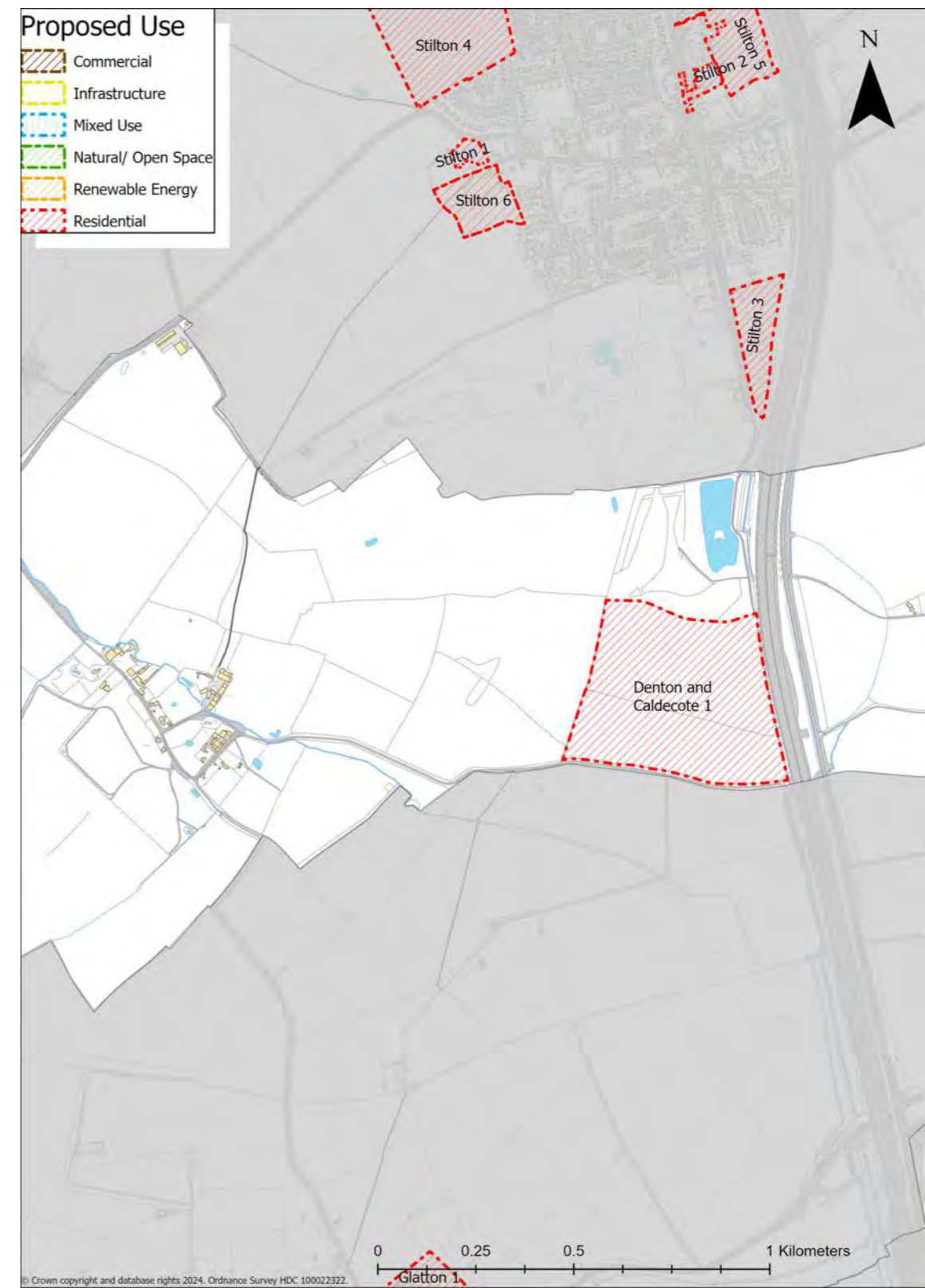
4 Denton and Caldecote

Huntingdonshire District Council | Northern Huntingdonshire Land Availability Assessment

4 Denton and Caldecote

4.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Denton and Caldecote 1: Land South of Stilton Golf Course



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
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
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

4 Denton and Caldecote

Huntingdonshire District Council | Northern Huntingdonshire Land Availability Assessment

Denton and Caldecote 1: Land South of Stilton Golf Course

Site reference	Denton and Caldecote 1
Site name	Land South of Stilton Golf Course

Site address	Parish(es)	Site area (ha)
Land South of Stilton Golf Course	Denton and Caldecote	19.26

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	250 homes	Available 2029- 2034 Build out over 5 - 10 years

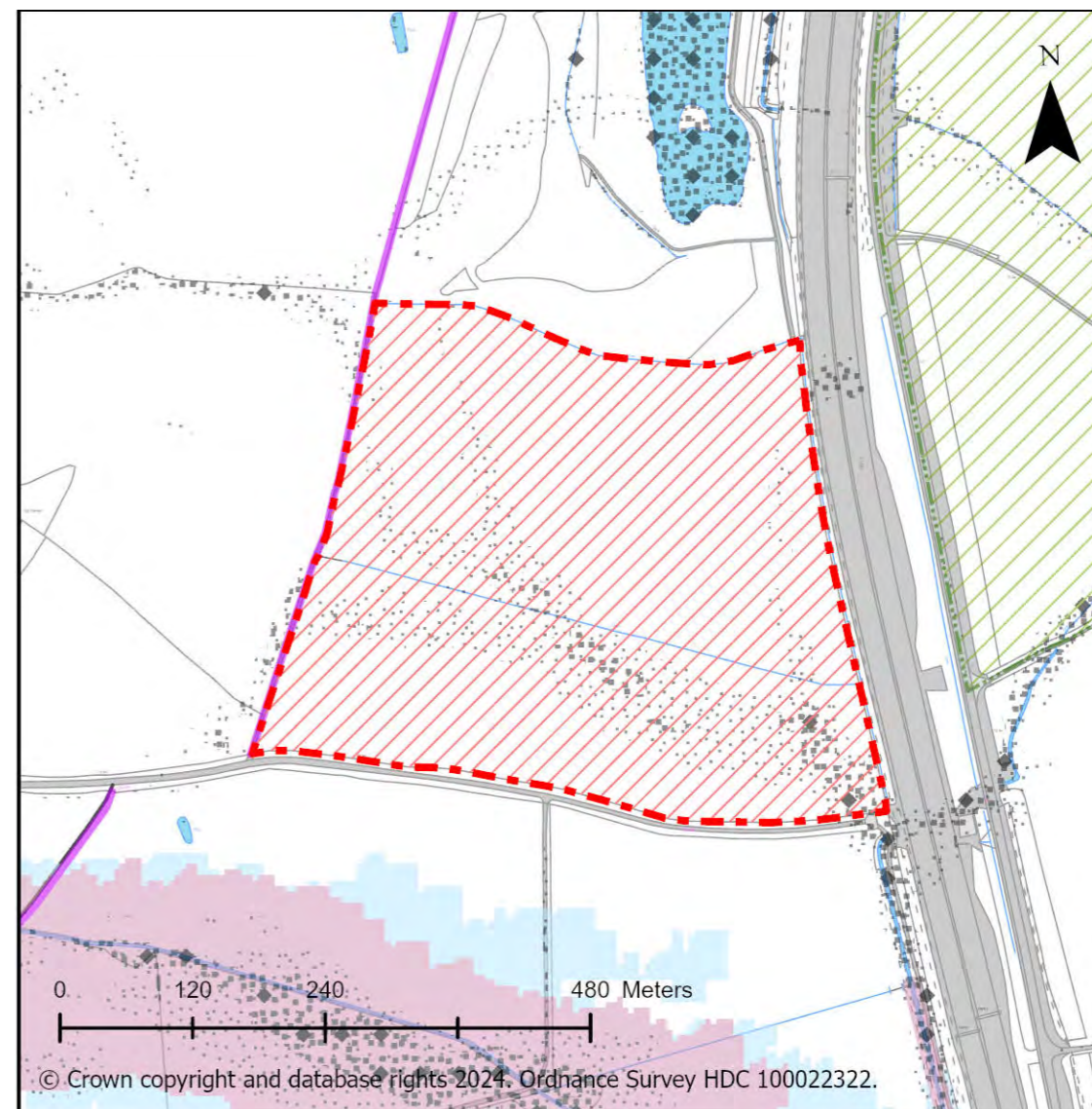
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:119
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 within flood zone 1 with substantial surface water flood risk running through the site. The site is largely classified as grade 3 agricultural land with the south eastern third of the site being grade 2. The site is broadly level, it very gently rises from south to north. It has a strong eastern edge where it adjoins the A1. The site's edges are

<p>defined by hedgerows but generally the landscape is fairly open. Slightly denser vegetation is found on its eastern edge largely, however, the slightly elevated ground of the road means that there are still views into the site. There is also a hedgerow running through the centre of the site. The site is located within the open countryside with no built development nearby, fields surround the site to the west and south, to the north is Stilton Golf Course and to the east where there is the A1. It is remote from a settlement which undermines the sustainability of the potential development.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the A1 could give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation or heritage designations on site. There is a public right of way that runs along the site's western edge. There is an existing private single lane track that leads to the site from Denton. Engagement with Cambridgeshire County Council will be required to investigate if this track can serve the proposed development or enhanced to do so.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via master developer. The site promoter suggests the land will be available between 2029 and 2034 and could complete within 5 to 10 years.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are not immediately accessible from the site boundary. In their site submission, the site promoter states that 'Other land ownerships to be included - separate representations anticipated through the call for sites process'. No other adjoining sites have been submitted to the Call for Sites, therefore it is uncertain if this development is achievable in isolation and whether working with adjoining landowners is possible at this time. The existing track route to the site is also unsuitable for the scale of development and significant infrastructure will be required to upgrade this and potentially provide a connection to and form the A1(M), equally the levels of increased traffic through Denton and Caldecote would also result in significant harm on the local transport network and tranquillity of these areas.</p>	-
<p>Deliverability / developability</p>	-

There are no structures on site to clear but there are significant constraints on site to mitigate. Proximity to the A1, landscaping, sustainable drainage and the achievability of a viable access to serve the development are key development considerations for the future masterplanning of the site. It is intended to deliver the site via master developer. The site is remote from a settlement with few accessible connections. The site is expected to become available between 2029 and 2034. These issues mean that the site is categorised as not being 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 as the existing access is unsuitable for the scale of development and is very unlikely capable of being upgraded sufficiently. Infrastructure requirements to enable suitable access is likely to make the development unachievable.</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

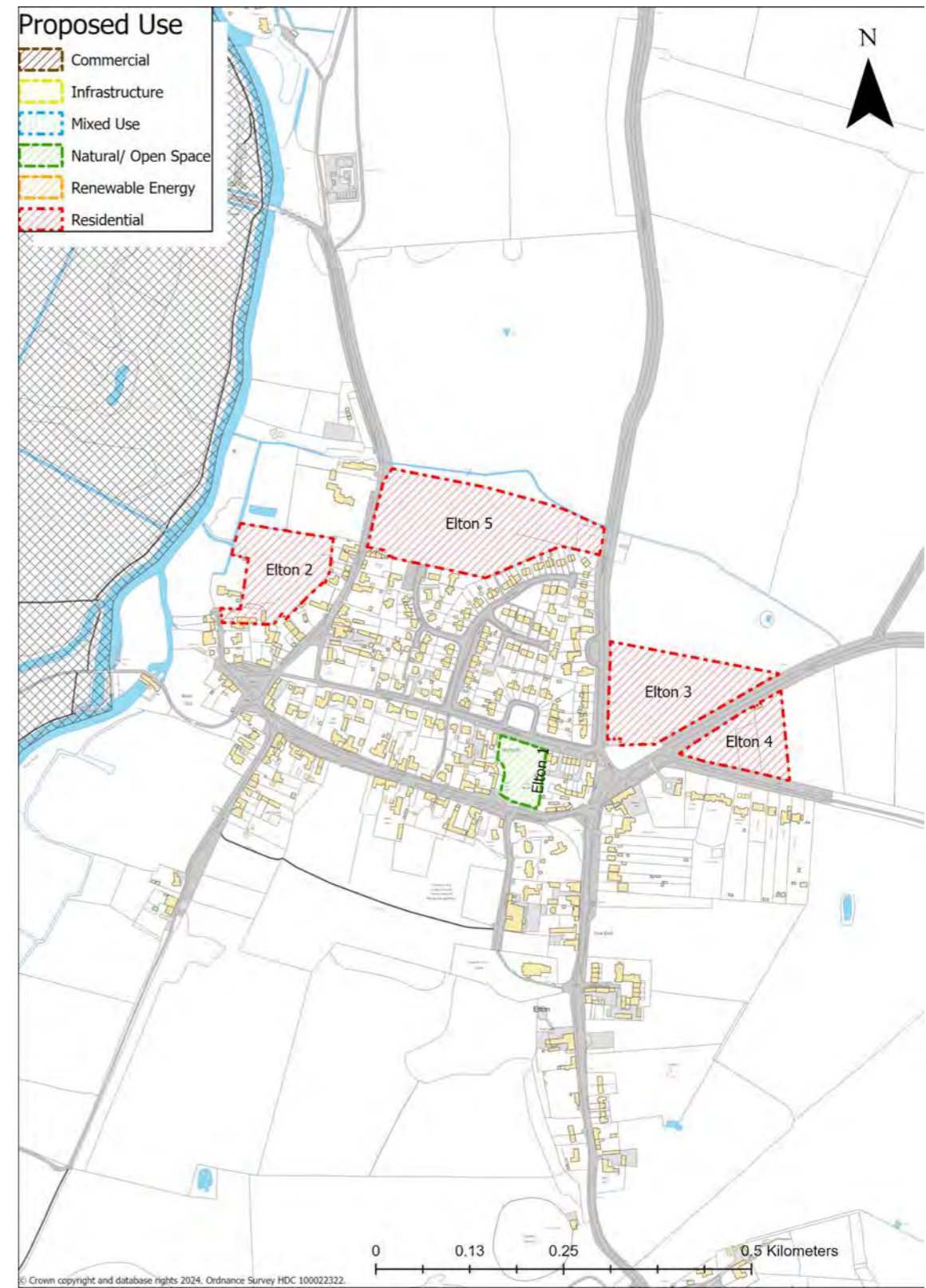
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

5 Elton

5.1 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Elton 1: Land between Middle Street and Highgate Green, Elton
- Elton 2: Land North of Chestnuts Farm and River Lane, Elton
- Elton 3: Land between Wansford Road and Oundle Road, Elton
- Elton 4: Land between Oundle Road and Greenhill Road, Elton
- Elton 5: Land between Duck Street and Wansford Road, Elton



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 Preseveration 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

Elton 1: Land between Middle Street and Highgate Green, Elton

Site reference	Elton 1
Site name	Land between Middle Street and Highgate Green, Elton

Site address	Parish(es)	Site area (ha)
Land between Middle Street and Highgate Green, Elton	Elton	0.5

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open space uses: Natural, green or open space	0.5ha	Available 2023 N/A

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:58
Relevant planning history	<ul style="list-style-type: none"> None relevant The site was assessed in the HELAA (2017) (site reference 090 - Between Middle Street and Highgate Green, Elton) for residential development but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Paddock/equestrian 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 minimal recorded risk from surface water. It is located to the northern side of Middle Street within the village of Elton. The site is greenfield and classified as urban land. It is bound on each side by residential development. The site features substantial hedging along the southern boundary. The land forms an area of open space within the built up area, and affords views from Highgate Green to the south towards the church tower, albeit that there is substantial screening on the southern boundary.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the southern edge of the site. There are no nature conservation designations on site. It is situated within a conservation area and immediately west of the site is a courtyard of Grade II Listed Buildings. The site is being promoted for open space so there will be no built development so there will likely be no impact on heritage assets and will serve to reinforce the character of the area. The site can be accessed from Highgate Green.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. 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 controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly via the landowner. The site promoter suggests the land is available now and is already in use for open space.</p>	+
<p>Achievability</p> <p>The site is being promoted for open space uses, retaining the existing uses on site. Built development on the site is not proposed so access to services is not relevant. The site is accessible from Highgate Green.</p>	+
<p>Deliverability / developability</p> <p>The site is currently open space and it is proposed to retain this land use. The site promoter states it will be delivered directly by the landowner and is available now.</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 • Is wholly within flood zone 1 with minimal surface water flood risk • Is located within the built environment of Elton between residential properties • It is adjacent to a listed building and is within a conservation area • The Nene Valley Green Infrastructure Priority area is adjacent to the site • The site is being promoted for nature green or open space uses so there will be no built development. This will reinforce the character of the village and the conservation area <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • May be appropriate for natural green and open space uses as this will reinforce the character of the area.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 0.5ha	Natural, green and open space uses totally 0.5ha	Available from 2024

Updates after the Initial Assessment

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Elton 2: Land North of Chestnuts Farm and River Lane, Elton

Site reference	Elton 2
Site name	Land North of Chestnuts Farm and River Lane, Elton

Site address	Parish(es)	Site area (ha)
Land North of Chestnuts Farm and River Lane, Elton	Elton	1.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 - 20 homes	Available 2023 Build out over 3 - 5 years

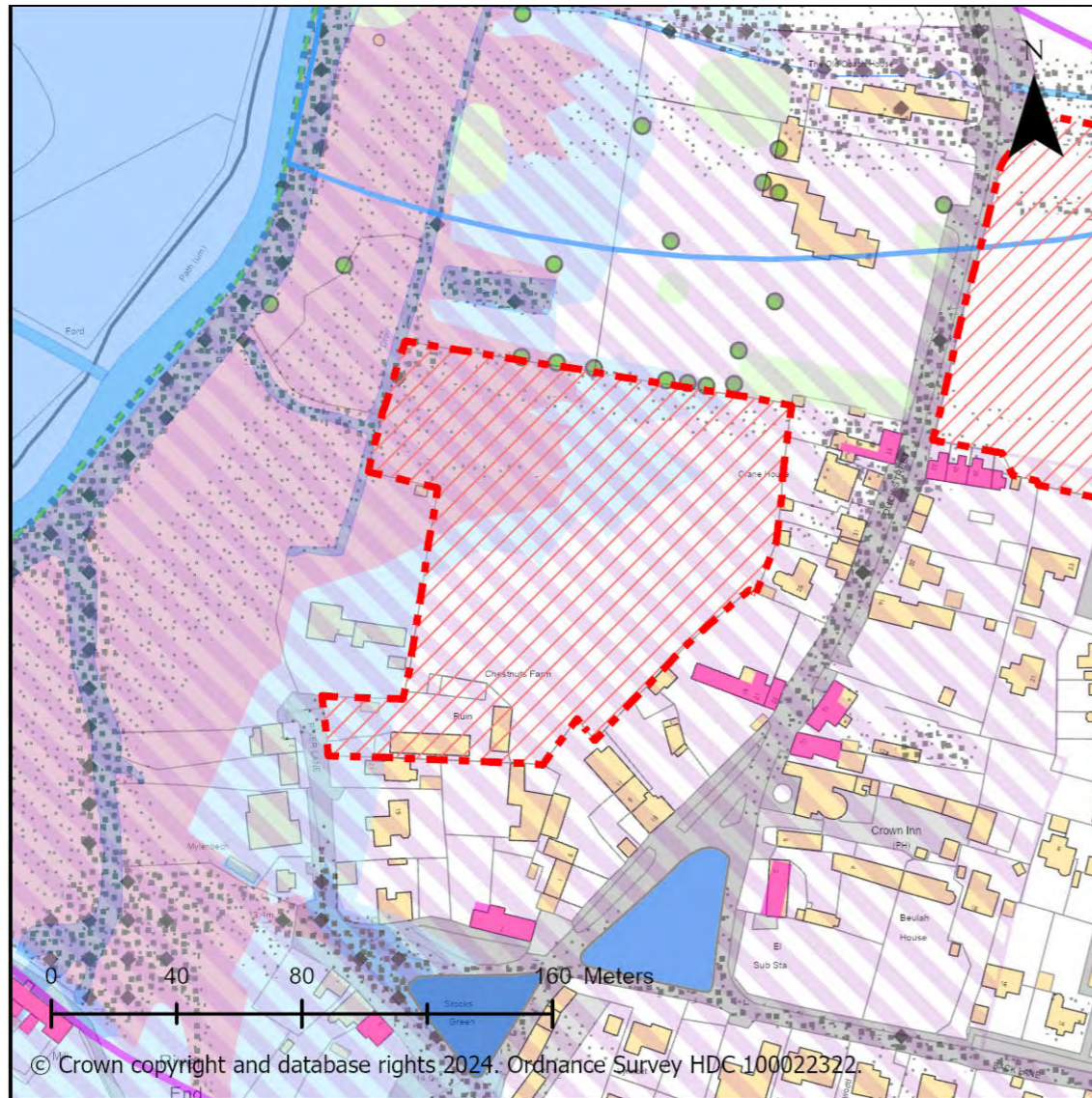
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:62
Relevant planning history	<ul style="list-style-type: none"> 20/00469/FUL and 20/00470/LBC on part of the site for the 'erection of 3 dwellings and the conversion of a agricultural barn to 1 dwelling and improvements to existing field access from River Lane'. The full application was refused in December 2022 and is currently at appeal. The site was assessed in the HELAA (2017) (site reference 091 - North of Chestnuts Farm and River Lane, Elton) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036
Land type	Greenfield land with several agricultural structures on site
Current use of the site	Partly pasture land and partly redundant building(s)

Supporting information	None submitted
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	21.5% of the site is within flood zone 3b, there is more than 0.25ha of the site remaining which could accommodate built development.	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>Just over half of the land is classed as flood zone 1, however, about 20% of the north-west corner and along the northern boundary is classed as flood zone 2. Within the north-west corner, about 21.5% classed as flood zone 3b. There is also risk from surface water flooding along the site's northern and western edges. The site is wholly classified as grade 3 agricultural land. It is situated to the eastern side of River Lane on the western edge of Elton. It is broadly level, only a small part of the site is visible from River Lane, but it is partially visible from the public footpath on the west bank of the River Nene. The site is bound by residential development to the south and east, with a domestic curtilage situated to the north. To the west is the River Nene, beyond which is open countryside.</p>	~
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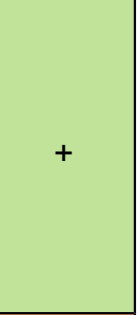
There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. The site is within the conservation area and Number 19 Duck Street (The Old Bakehouse (Grade II listed)) is nearby to the east. Due to the 45 metre separation distance and existing built form between the site and Number 2 Stocks Green (Chestnuts Farmhouse (Grade II Listed)), development of the site would likely have a negligible impact upon the setting of this heritage asset. The site can be accessed from River Lane.

The site is greenfield land, so its development will only minimally contribute to reuse of previously developed land or regeneration. 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.



Availability

The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land is available now.



Achievability

The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is not immediately accessible and mains water supply which is available within the site. There are no major topographical constraints to overcome and there are minimal buildings on site that may need to be cleared. There are however quite considerable cumulative constraints to address including landscape and heritage impacts arising from the site's very sensitive location and context. Also the north western corner of the site is at a higher risk of flooding with some being in flood zone 3b which will reduce any potential net developable area and require sustainable drainage and mitigation.



Deliverability / developability

There are minimal structures on site to clear but there are significant constraints on site to mitigate. Some of the site is not appropriate for development due to it being within flood zone 3b. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate adverse impacts of development on the landscape arising from its sensitive context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, the site is categorised 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 wholly greenfield land with some redundant agricultural structures on site
- Is classified as grade 3 agricultural land
- Is constrained by fluvial flood risk with 42% of the site within flood zones 2 and 3b
- Good access to a local convenience shop, primary education and services within Elton
- Limited accessibility to employment opportunities and public transport beyond a bus stop
- Is within the conservation area and near to several listed buildings
- Located within the Nene Valley Green Infrastructure Priority Area
- Reasonable accessibility to natural greenspace
- Development in this location would introduce back land development uncharacteristic of the this part of the village

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

- Is inappropriate for built development due to its physical constraints arising from fluvial flood risk, heritage and landscape considerations which reduce the developable area of this site and would result in development that would not reinforce the character of the area

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 is inappropriate for development	N/A	N/A

Updates after the Initial Assessment

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Elton 3: Land between Wansford Road and Oundle Road, Elton

Site reference	Elton 3
Site name	Land between Wansford Road and Oundle Road, Elton

Site address	Parish(es)	Site area (ha)
Land between Wansford Road and Oundle Road, Elton	Elton	1.8

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 - 30 homes	Available 2024 - 2028 Build out over 4 - 6 years

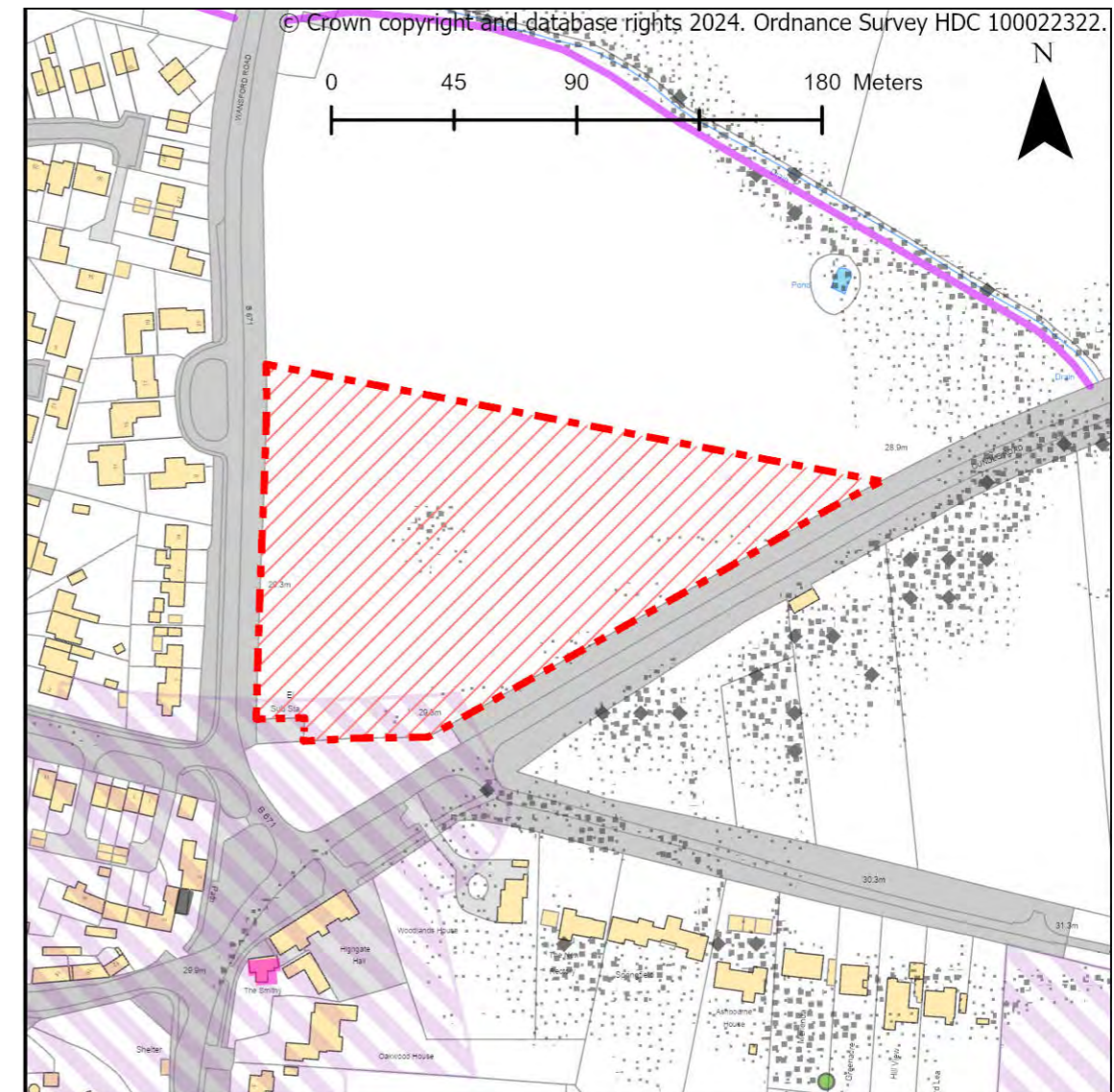
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:60
Relevant planning history	<ul style="list-style-type: none"> None relevant The site was assessed in the HELAA (2017) (site reference 089 - Between Wansford Road and Oundle Road, Elton) but was not taken forward 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	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 surface water flood risk along its northern/eastern boundary. There is a pond within the site towards its north eastern corner. The site is wholly classified as grade 3 agricultural land. The site is located to the east of Wansford Road and north of Oundle Road on the north-eastern edge of Elton. Hedgerows outline the site but it is very open. The site slopes to the north, making it highly visible from Wansford Road to the north in particular. There is open countryside situated to the north, east and immediately south of the site. To the opposite side of Wansford Road is residential development.</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. A conservation area is situated immediately south of the site and along the southern boundary, a small part of the site falls within it. The Smithy, situated approximately 85 metres south of the site, is Grade II Listed. As such, development could negatively impact on heritage assets. The site can be accessed from Wansford Road and/or Oundle Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. 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. A small proportion of the site's north western corner falls within the 400m zone of a water recycling area.</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 details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land will be available between 2024 and 2028.</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 not immediately accessible. The land slopes to the north which will impact the layout of development on the site. There are no buildings on site so no clearance work would be required, there are however quite considerable cumulative constraints to address including landscape and heritage impacts arising from the site's very sensitive location and context.</p>	~
<p>Deliverability / developability</p>	~

There are no structures on site to clear but there are significant constraints on site to mitigate. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate adverse impacts of development on the landscape arising from its sensitive context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, the site is categorised 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 wholly greenfield land classified as grade 3 agricultural land
- Is within flood zone 1 with surface water flood risk along its northern/eastern boundary
- Good access to a local convenience shop, primary education and services within Elton
- Limited accessibility to employment opportunities and public transport beyond a bus stop
- Is constrained by heritage assets
- Reasonable accessibility to natural greenspace
- Development would extend the built form of the village eastwards which would not reinforce or retain the character of the village and would result in adverse landscape impact

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

- Is inappropriate for built development as it would not reinforce the character of the area and would result in significant landscape impact

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 is inappropriate for development	N/A	N/A

Updates after the Initial Assessment

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Elton 4: Land between Oundle Road and Greenhill Road, Elton

Site reference	Elton 4
Site name	Land between Oundle Road and Greenhill Road, Elton

Site address	Parish(es)	Site area (ha)
Land between Oundle Road and Greenhill Road, Elton	Elton	0.89

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10 - 12 homes	Available 2024 - 2028 Build out over 3 - 5 years

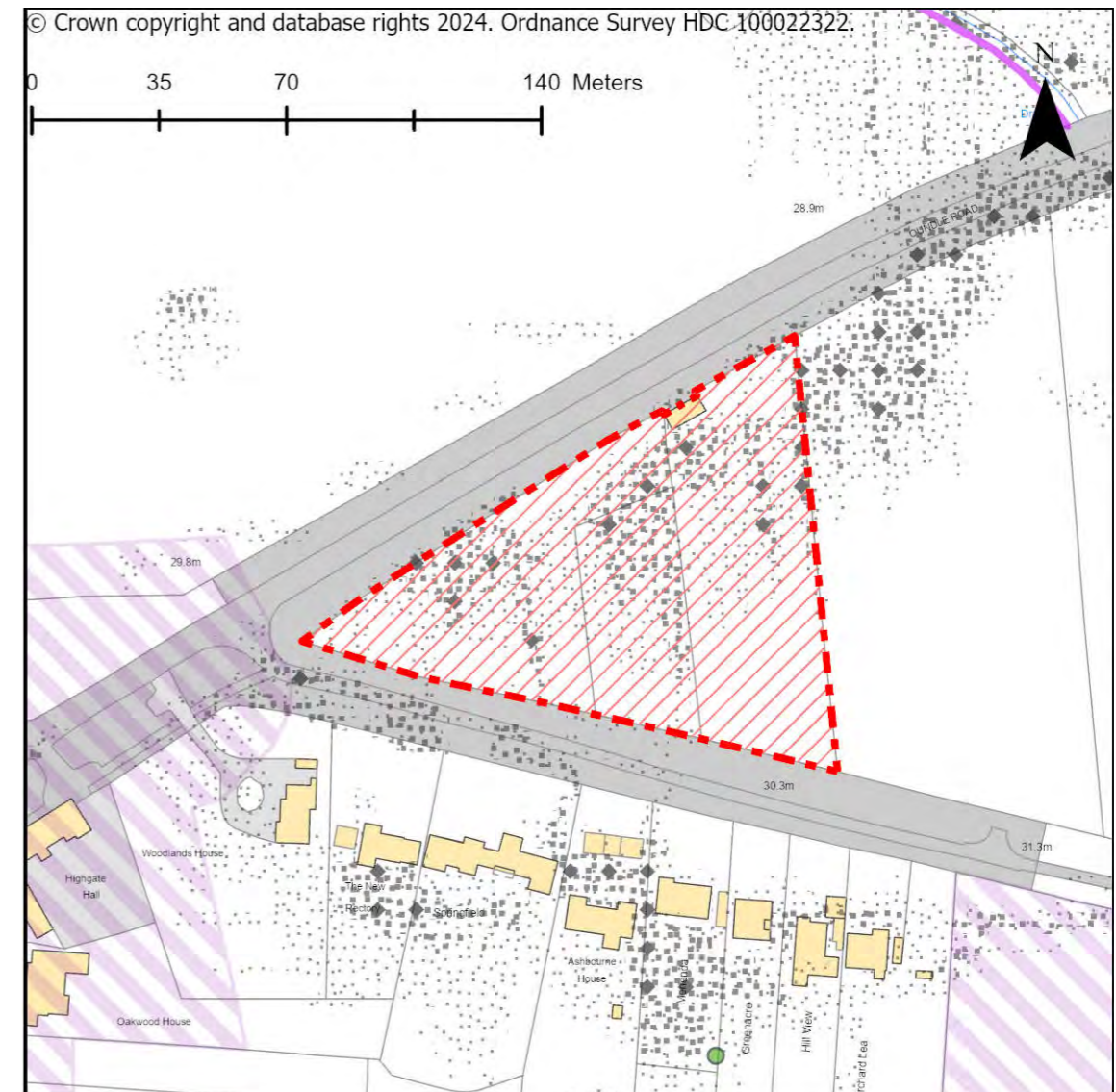
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:61
Relevant planning history	<ul style="list-style-type: none"> None relevant The site was assessed in the HELAA (2017) (site reference 093 - Between Oundle Road and Greenhill Road, Elton) but was not taken forward 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	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 over half of the site being at risk from surface water flooding with the most risk being along its frontage along Oundle Road. The site is wholly classified as grade 3 agricultural land. The site is located to south of Oundle Road and north of Greenhill Road on the eastern edge of Elton. The site is broadly level but does gently slope from west to east. The site currently contains mature trees and thick hedgerows, and is opposite a row of very low density residential properties. Development would be visible from Oundle Road and Greenhill Road, although not from long distance. Development at this site would affect the rural character of this location. Open countryside extends to the north and east of the site, whilst to the west and south of the site is residential development.</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. There are no heritage designations on site but it is adjacent to a conservation area and is some 220m east from part of Elton Hall Gardens (Grade II* Listed Park and Gardens). Development of the site may also have a detrimental impact upon the setting of The Smithy (Grade II Listed). As such, development could negatively impact on heritage assets. Access could be achieved from Oundle Road and/or Greenhill Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. 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 controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land will be available between 2024 and 2028.</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 not immediately accessible. The land slopes gently to the east and there are no buildings on site so no clearance work would be required, there are however quite considerable cumulative constraints to address including landscape and heritage impacts arising from the site's very sensitive location and context. The site promoter states in their submission that the site could accommodate 10-12 homes utilising</p>	~

<p>the frontage of the site along Greenhill Road and partially Oundle Road, therefore it appears that a frontage development is sought. There is substantial risk from surface water flooding along Oundle Road and also Greenhill Road which may impact these aspirations.</p>	
<p>Deliverability / developability</p> <p>There are no structures on site to clear but there are significant constraints on site to mitigate. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate adverse impacts of development on the landscape arising from its sensitive context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, the site is categorised 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"> ● Is wholly greenfield land classified as grade 3 agricultural land ● Is within flood zone 1 with substantial risk from surface water flooding which poses a substantial constraint ● Good access to a local convenience shop, primary education and services within Elton ● Limited accessibility to employment opportunities and public transport beyond a bus stop ● Is constrained by heritage assets ● Reasonable accessibility to natural greenspace ● Development would extend the built form of the village eastwards which would not reinforce or retain the character of the village and would result in adverse landscape impact <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> ● Is inappropriate for built development as it would not reinforce the character of the area and would result in significant landscape impact. ● Additionally, to mitigate surface water flood risk development would likely be placed in a way uncharacteristic of the area making integration and reflecting the character of the area further challenging

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 is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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Elton 5: Land between Duck Street and Wansford Road, Elton

Site reference	Elton 5
Site name	Land between Duck Street and Wansford Road, Elton

Site address	Parish(es)	Site area (ha)
Land between Duck Street and Wansford Road, Elton	Elton	2.78

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	40 homes	Available 2024 - 2028 Build out over 3 - 7 years

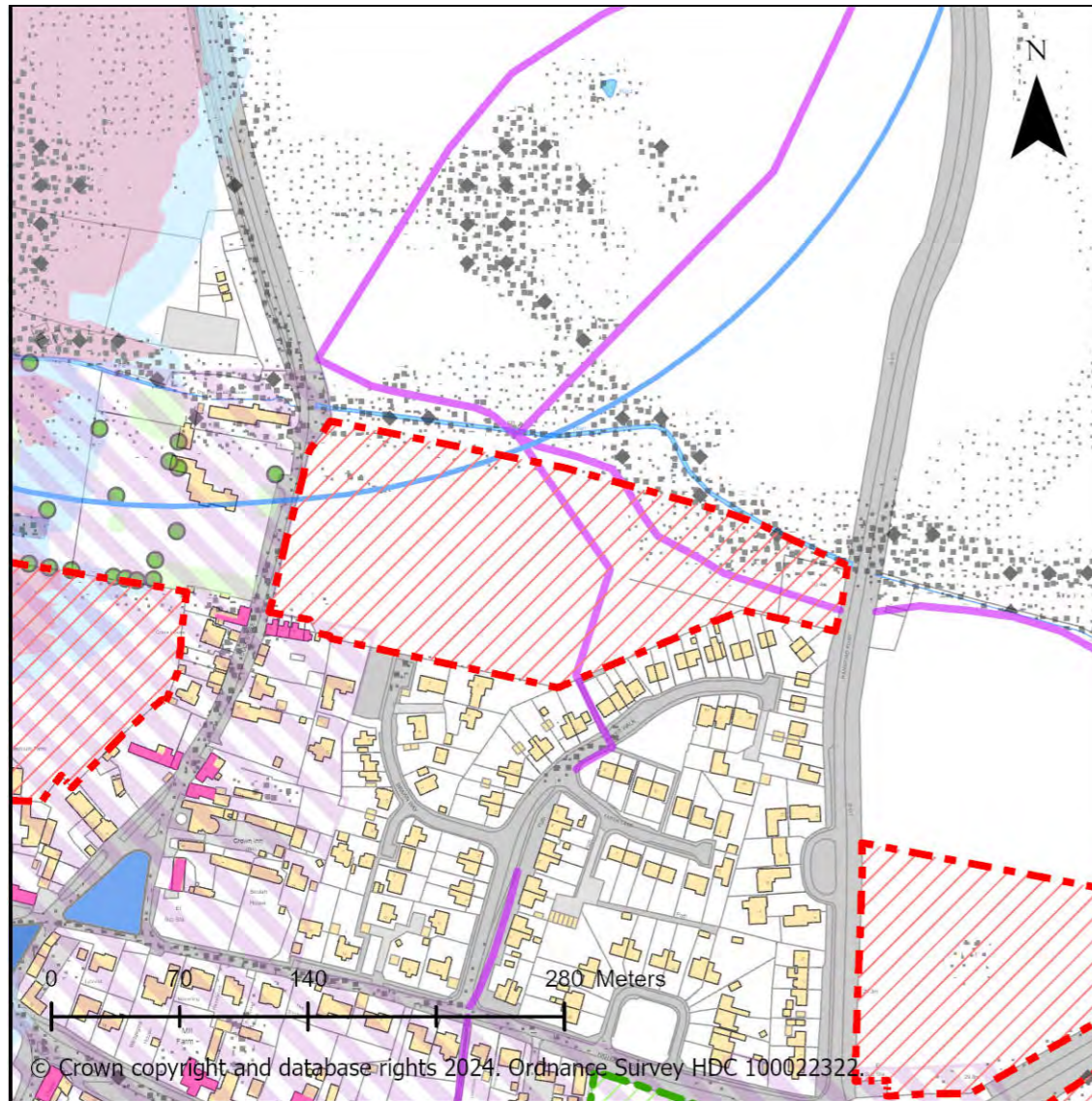
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:59
Relevant planning history	<ul style="list-style-type: none"> None relevant The site was assessed in the HELAA (2017) (site reference 088 - Between Duck Street and Wansford Road, Elton) but was not taken forward 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	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	A small proportion of the site's north western corner falls within the 400m zone of a water recycling area, however more than 0.25ha of the site is not within this zone.	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 but there is substantial risk from surface water flooding along its northern edge where a drain forms a boundary to the site. The site is wholly classified as grade 3 agricultural land and is situated on the northern edge of Elton and is bound by Duck Street to the west and Wansford Road to the east. To the south of the site is residential development. To the north of the site is open countryside. The site rises gently from west to east and is very open in character with limited vegetation along its boundaries. It forms a part of a substantial green open space at the northern edge of</p>	~
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<p>Elton. Development would change the character of this part of Duck Street, and would be visible from Wansford Road to the north which slopes down towards the village. There are two public rights of way running through the site.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the western edge of the site. There are no nature conservation designations on site. The conservation area is situated immediately west and south of the site. Along the southern boundary, a small part of the site is situated within the conservation area. There are several listed buildings along Duck Lane, situated immediately south of the site that could be negatively impacted by development. The site can be accessed from Duck Street and/or Wansford Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. 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. A small proportion of the site's north western corner falls within the 400m zone of a water recycling area.</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 details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land will be available between 2024 and 2028.</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 not immediately accessible. There are no major topographical challenges to overcome and there are no buildings on site so no clearance work would be required, there are however quite considerable cumulative constraints to address including landscape and heritage impacts arising from the site's very sensitive location and context. The site promoter states that the public rights of way could be incorporated into a masterplan for the site or could be re-routed.</p>	~
<p>Deliverability / developability</p> <p>There are no structures on site to clear but there are significant constraints on site to mitigate. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate the impact of the water recycling area and also to address the sensitivity of the site's context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, the site is categorised as developable.</p>	~

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"> • Is wholly greenfield land classified as grade 3 agricultural land • Is within flood zone 1 with surface water flood risk along its northern boundary • Good access to a local convenience shop, primary education and services within Elton • Limited accessibility to employment opportunities and public transport beyond a bus stop • Is constrained by heritage assets • Reasonable accessibility to natural greenspace • Development would extend the built form of the village northwards which would not reinforce or retain the character of the village and would result in adverse landscape impact <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is inappropriate for built development across the whole of the site but a development on the southern half (1.34ha) only could provide an opportunity to integrate a smaller development that would reflect the character of the area and not result in such significant landscape impacts. This would also remove land impacted by the water recycling area and land impacted by surface water flood risk. • The above would be subject to masterplanning and investigation whether the existing telegraph poles that run through the site can either be rerouted or incorporated within the scheme.
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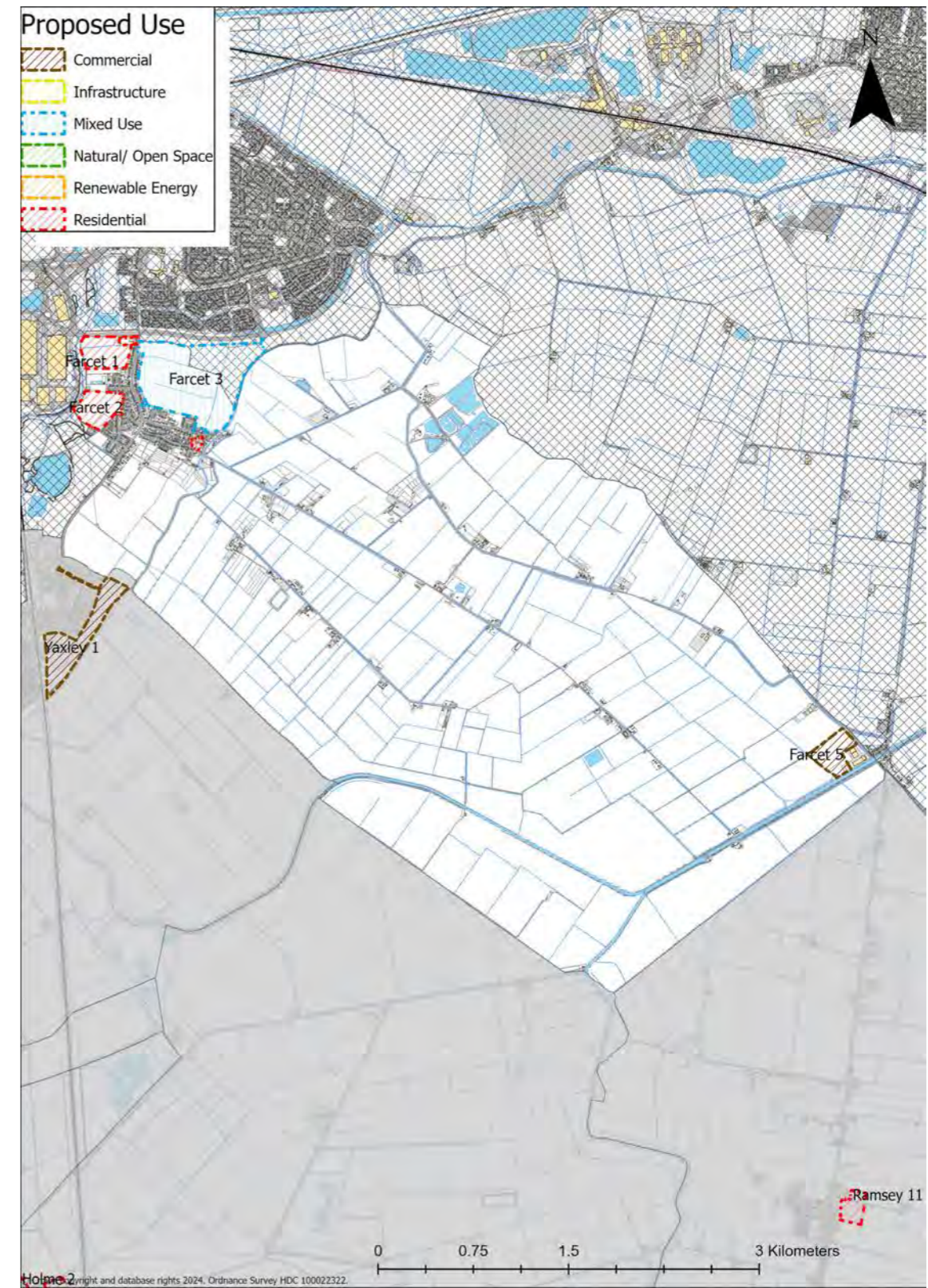
HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 2.78ha</p> <p>50% net developable area to remove land impacted by the water recycling area, surface water flood risk and to provide a substantial green edge to development.</p> <p>2.78 ha x standard proportion of 50% = 1.39 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 = 1.39 ha x 25 dph = 35 homes</p>	<p>Available post 2028 subject to successful allocation status</p> <p>Build out over 3 years</p>

6 Farcet

6.1 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Farcet 1: Land West of Peterborough Road and North of Grazeley Gardens, Farcet
- Farcet 2: Land West of Peterborough Road and South of Grazeley Gardens, Farcet
- Farcet 3: Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)
- Farcet 4: Former PH Plant Hire and 9 Cross Street, Farcet
- Farcet 5: Collmart Growers, Pondersbridge



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

Farcet 1: Land West of Peterborough Road and North of Grazeley Gardens, Farcet

Site reference	Farcet 1
Site name	Land West of Peterborough Road and North of Grazeley Gardens, Farcet

Site address	Parish(es)	Site area (ha)
Land West of Peterborough Road and North of Grazeley Gardens, Farcet	Farcet	8.74

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 	185 homes 2.28ha for natural, green or open spaces 0.78ha for biodiversity net gain 0.30ha for land to safeguard against flooding	Available 2023 Build out over 5 years

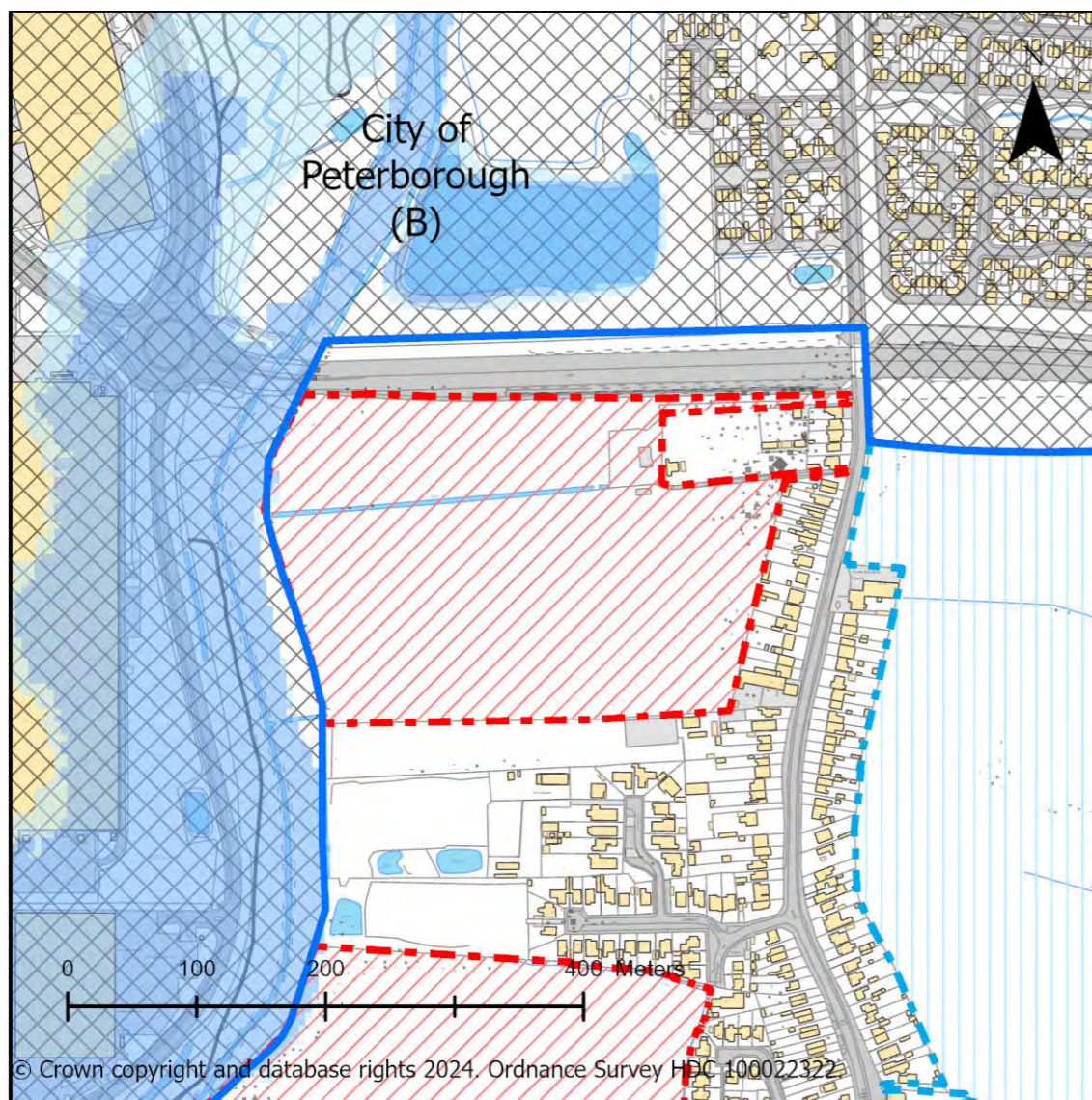
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:30
Relevant planning history	<ul style="list-style-type: none"> None relevant The site was assessed in the HELAA (2017) (site reference 131 - West of Peterborough Road & South of the A605, Farcet) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	<ul style="list-style-type: none"> Framework Masterplan (drawing number: 11710-FPCR-XX-XX-DR-L-0003) (May 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
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>Most of the land is classed as flood zone 1 but very limited areas along the western boundary are classed as flood zones 2 and 3a. There is some surface water flood risk along its eastern edge. A drain runs through the site and splits the site into two sections, the northern section consisting of land with more overgrown vegetation and the southern section being an agricultural field. The northern section is proposed to be retained as open space, playing fields and a meadow. The site is classified as grade 3 agricultural land. The land slopes down to the west and north adjacent to the footpath by some 10m, therefore the areas of higher land would be visible. However these views would be mainly from the east and north (from the commercial and residential areas of Stanground respectively).</p>	~
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<p>The site adjoins residential development on its eastern edge, the A605 forms a strong northern edge to the site, Stanground Lode forms a natural edge to the western side of the site and forms buffer between it and Stanham Way and Peterborough South Logistics Park beyond it.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles from along Peterborough Road and over the site. The site's proximity to the road network and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development. There are no nature conservation or heritage designations on site. Access could be achieved from Peterborough Road (the B1091), the framework masterplan proposes that the vehicular access will be on the northern most connection to Peterborough Road with the southern access being for pedestrian and cyclists. The site promoter also states in their submission that the submitted Framework Masterplan shows an existing residential area is zoned for a potential link for vehicular access. They state that the landowners of this site are currently determining the precise location for primary vehicular access through engagement with existing landowners. If access is proposed within this zone then one or several properties along Peterborough Road will need to be purchased to enable development. Engagement with Cambridgeshire County Council will be required to ascertain which option is the most appropriate.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m zone of a water recycling area.</p>	
<p>Availability</p> <p>The site is in multiple ownership, it is jointly owned by two developers who both support its development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the land owners who include a housebuilder. They state that the site is available now and could take up to 5 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 land slopes quite considerably so there are topographical challenges to address within the masterplanning of the site as well as constraints arising from landscape impact, flood risk and noise pollution. Additionally, there is some uncertainty over the potential access to the site, the framework masterplan proposes several options for vehicular access but consultation with Cambridgeshire County Council will be required to ascertain which option is the most appropriate. If it is proposed to deliver an access further south then land will may need to be purchased form one or more other property owners or an agreement reached in order to make the development achievable.</p>	~

Deliverability / developability	~
<p>There are no structures on site to clear but there are several constraints on site to mitigate. Noise mitigation will be required due to its proximity to the road network and warehousing facilities, sustainable drainage and landscaping are required to address flood risk and to soften the potential landscape impact of development. The site promoter does not appear to seek an allocation status for the site but its development is currently contrary to current adopted planning policy so allocation status would be necessary to support its development. As such the site is categorised 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 greenfield land consisting of grade 3 agricultural land • Vast majority of the site is within flood zone 1 with some surface water flood risk • In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterborough • Good accessibility to public transport options that link the site to services and employment within Peterborough • Not accessible to natural green space • Not constrained by heritage or nature conservation designations • Located adjacent to the A605 and Peterborough South Logistics Park so is at risk from increased levels of air, light and noise pollution • Located on the north western edge of the built form of Farcet village, development could further erode the sense of separation between Farcet and Peterborough • The site is not prominent in the landscape so development will have a minimal impact on landscape character <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 incorporating natural open space and flood mitigation measures • Additionally, good levels of landscaping will be required to mitigate the impact of nearby industrial uses and the road network • Engagement with the County Council will be required to determine if the proposed points of access and the road network can accommodate a development of this potential scale

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 8.74</p> <p>Minus 2.28ha for natural, green or open spaces, minus 0.78ha for biodiversity net gain and minus 0.30ha for land to safeguard against flooding.</p> <p>This leaves 5.38ha.</p> <p>75% net developable area to accommodate further landscaping.</p> <p>5.38 ha x standard proportion of 75% = 4ha</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 = 4 ha x 25 dph = 100 homes</p>	<p>Available post 2028 subject to allocation status</p> <p>Build out over 5 years</p>

Updates after the Initial Assessment

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Farcet 2: Land West of Peterborough Road and South of Grazeley Gardens, Farcet

Site reference	Farcet 2
Site name	Land West of Peterborough Road and South of Grazeley Gardens, Farcet

Site address	Parish(es)	Site area (ha)
Land West of Peterborough Road and South of Grazeley Gardens, Farcet	Farcet	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 housing Open Space uses: <ul style="list-style-type: none"> Natural, green or open spaces 	Circa 150 homes 1ha for natural, green or open space	Available 2029 - 2034 Build out over 3 - 4 years

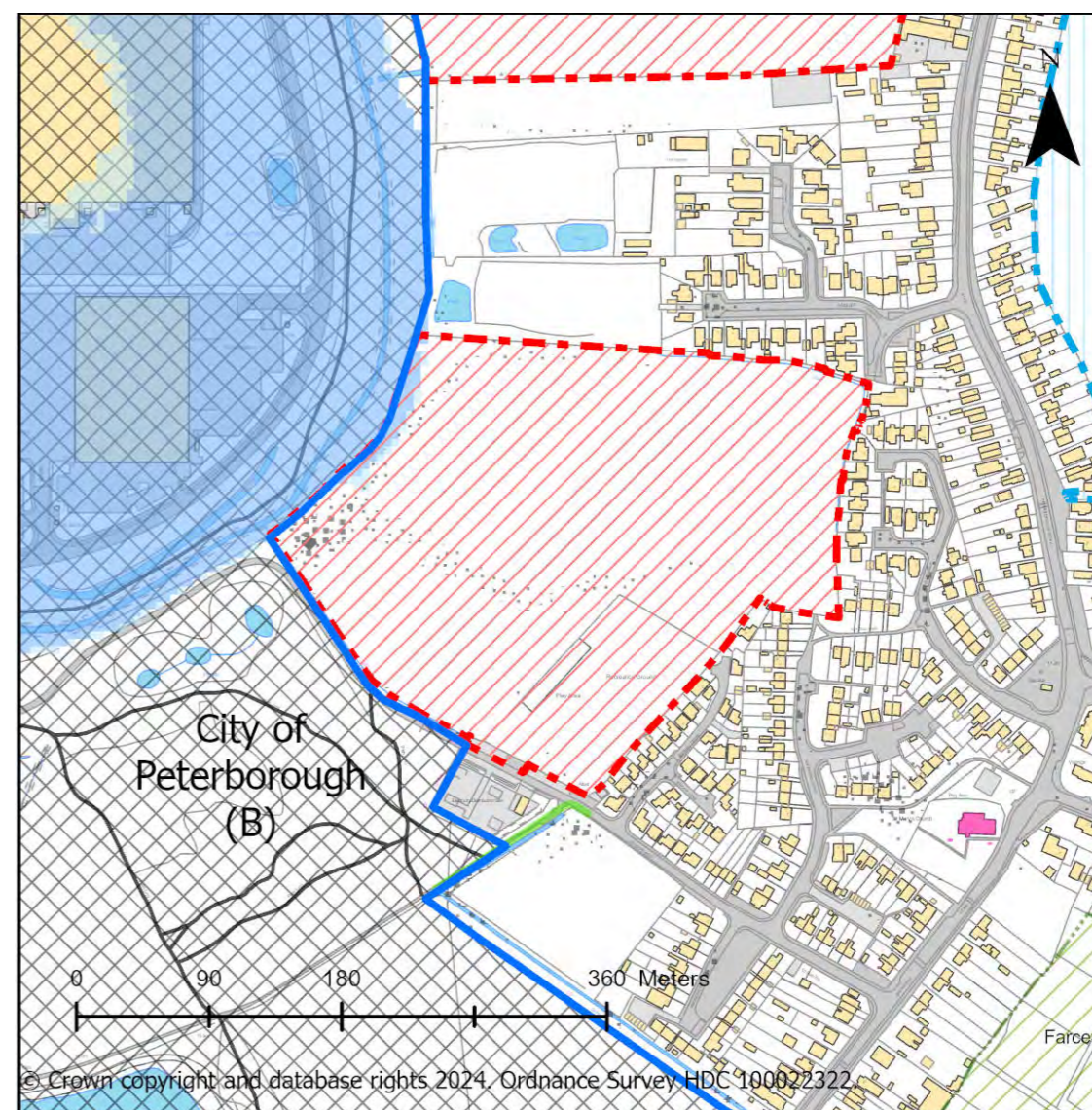
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:108
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Mostly agricultural land and a recreation ground
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 vast majority of the site is within flood zone 1, however a small strip of its western edge is within flood zones 2 and 3a. There is also some surface water flood risk on the site's western and northern edges as well as a channel of surface water flood risk running towards the centre of the site. The site is mostly classified as grade 3 agricultural land with some also classified as non-agricultural. It consists of two parcels of land, in the south east corner is a recreation and play ground leased to Farcet Parish Council, the remainder of the site is an agricultural field. The site promoter states that 'O&H would also begin early discussions with Farcet Parish Council to re-negotiate the current lease to them (expires in 2029) to re-provide an enhanced and expanded play area / sports pitch for the new and existing communities.' The site slopes from west to east with 8-10m difference in land levels. The site is bounded by thicker vegetation on its western edge where it adjoins Stanground Lode, there is also vegetation along its northern and southern edges. The site is bounded by residential development to the east and north of the site, to the south west is Crown Lakes Country Park and to the west is Stanground Lode and beyond that Peterborough South Logistics Park. Its western edge adjoins the boundary with Peterborough City Council.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are overhead power lines that run through the centre of the site above the ground. There are no nature conservation or heritage designations on site. The site does adjoin to the south west Crown Lakes Country Park (County Wildlife Site). There is an existing field access into the site from Haddon Way. The site promoter identifies that there is a ransom strip with some of this land being owned by other parties.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m zone of a water recycling area.</p>	~
<p>Availability</p> <p>The site is controlled by a single company who supports its development. The site promoter states that there are no known legal restrictions impacting the site, however, the play area is currently leased to Farcet Parish Council over a 20 year term which is due to end in 6 years time. The site promoter states that it is intended to acquire planning permission for the site and then sell it to a third party for development. Taking into account the end of the current lease, the site is due to available between 2029 and 2034.</p>	+
<p>Achievability</p>	~

<p>The site promoter identifies that gas supply, mains water supply and digital and telecommunications infrastructure are accessible from the site boundary. Electricity supply is available within the site and the public highway is not immediately accessible. There are several constraints to overcome including the overhead lines which the site promoter states will need to be placed underground. This could potentially be very costly to do and impact the development's viability and consequently its achievability. Engagement with utility providers will be required to ascertain if putting these cables underground is feasible and if so how costly.</p> <p>The site promoter states that 'whilst O&H Land own the track that leads to the main access point, there is land between the adopted highway and the access that is controlled by Winchester Property Holdings Limited and Places for People Living + Limited.' O&H Land wish to work with these parties to enable vehicular access to the site. The presence of a ransom strip is potential barrier to development but this could potentially be overcome.</p>	~
<p>Deliverability / developability</p> <p>The site is greenfield with no structures to clear, there are some topographical constraints with the sloping land levels and constraints to overcome. The presence of overhead power lines and a ransom strip are key barriers to the achievability of the site. The site is not due to be available until after 2029 when the current lease of part of the site to the Parish Council as a recreation/ playing fields expires. If constraints can be successfully mitigated, the site can be considered to be 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 largely consisting of grade 3 agricultural land • Vast majority of the site is within flood zone 1 with some surface water flood risk • In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterborough • Good accessibility to public transport options that link the site to services and employment within Peterborough • Accessible to natural green space • Not constrained by heritage designations but it adjacent to Crown Lakes County Wildlife Site • Located adjacent to the A605 and Peterborough South Logistics Park so is at risk from increased levels of air, light and noise pollution

- Located on the south western edge of the built form of Farcet village, development could further erode the sense of separation between Farcet and Peterborough
 - The site is not prominent in the wider landscape so development will have a minimal impact on landscape character
- In combination the outcomes of the LAA and SA indicate that the site:
- Is potentially appropriate for development incorporating natural open space and flood mitigation measures including retaining land for a recreation ground
 - Additionally, good levels of landscaping will be required to mitigate the impact of nearby industrial uses and the road network
 - There is a ransom strip, engagement with other landowners will be required to overcome this constraint, equally, engagement with the County Council will be required to determine if the proposed points of access and the road network can accommodate a development of this potential scale
 - The overhead lines present may need to be placed underground, engagement with utility providers will be required to ascertain if putting these cables underground is feasible and if so how costly

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 8.3 Minus 1ha for natural, green or open spaces This leaves 7.3ha. 75% net developable area to accommodate further landscaping, flood mitigation and sustainable drainage. 7.3 ha x standard proportion of 75% = 5.475ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 5.475 ha x 25 dph = 137 homes	Available post 2028 subject to allocation status and current lease of the recreation ground expiring Build out over 3-4 years

Updates after the Initial Assessment

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Farcet 3: Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)

Site reference	Farcet 3
Site name	Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)

Site address	Parish(es)	Site area (ha)
Land East of Peterborough Road, Farcet	Farcet (cross boundary site with Peterborough City Council)	47.84

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"> Retail Infrastructure: <ul style="list-style-type: none"> Supporting infrastructure Open Spaces uses: <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain opportunities Land to safeguard against flooding 	800 homes Convenience store - sqm TBC Local Centre Green space and infrastructure TBC	Available 2023 Build out over 5 - 8 years

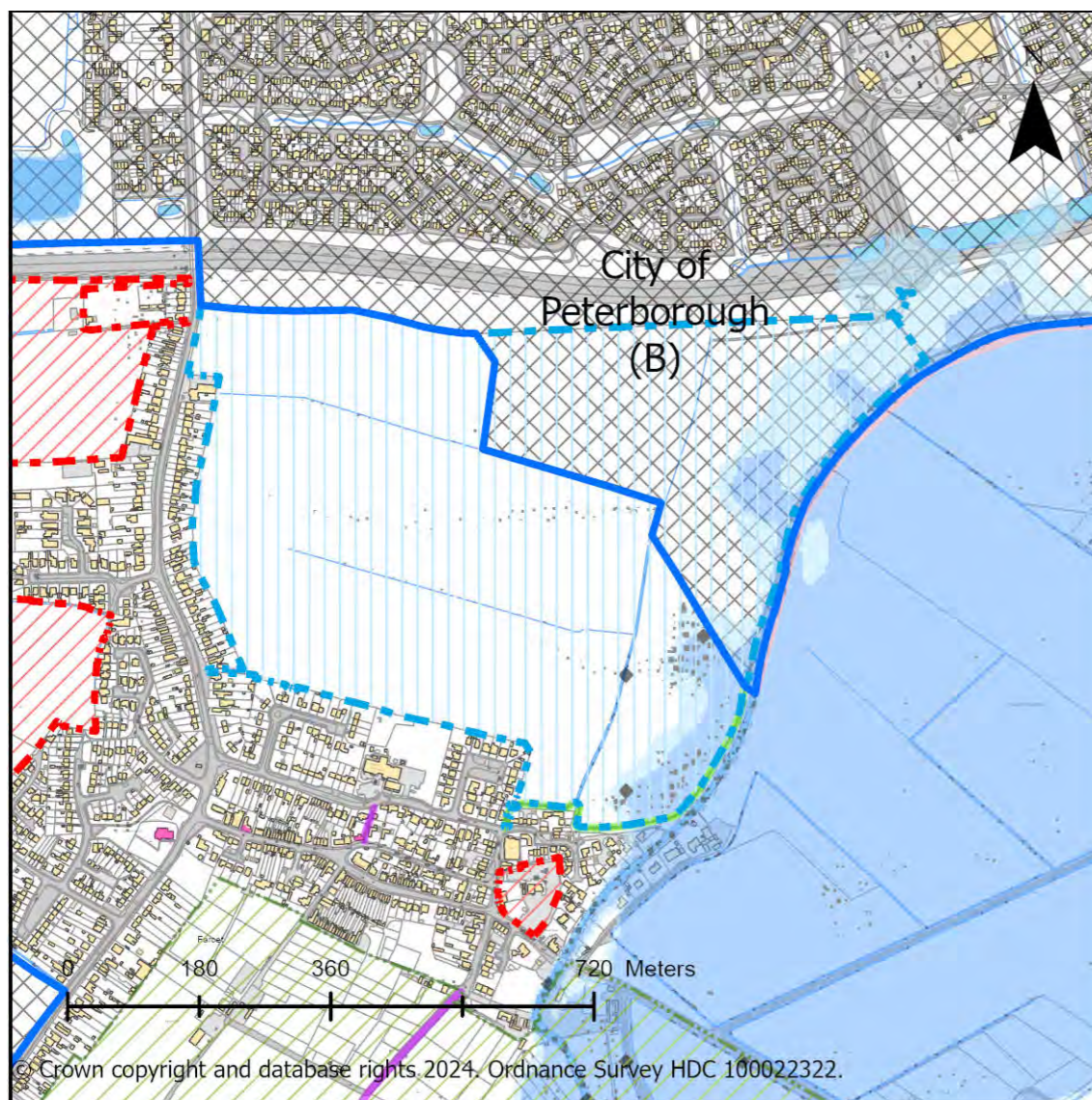
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:149
Relevant planning history	<ul style="list-style-type: none"> 18/01417/OUT on the southern edge of the site for an outline planning application for the demolition of two existing dwellings and erection of up to 185

	dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point and separate pedestrian access from Peterborough Road and St Mary's Street. All matters reserved except for means of access. This was refused in February 2019. <ul style="list-style-type: none"> The site was assessed in the HELAA (2017) (site reference 155 - East of Peterborough Road (includes land in Peterborough CC boundary)) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> Call for Sites Statement

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 situated to the east of Peterborough Road on the north-eastern edge of Farcet. It is located at the edge of the settlement and covers a significant area which currently acts a distinct separation from the smaller settlement of Farcet to the denser development north at Stanground within Peterborough City.</p> <p>The site is predominately located within flood zone 1 but some of the site's eastern edge is located within flood zones 2 and 3a arising from the site's eastern boundary being adjacent to the old River Nene. There is some surface water flood risk within the site. The site is classified as grade 3 agricultural land. The site is greenfield but is bound to the south</p>	~
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<p>and west by residential development. To the north of the site is the A605 beyond which is the city of Peterborough. The River Nene is situated to the east of the site beyond which is open countryside. The site slopes down eastwards towards the old river Nene with land levels being some 10-15m lower along the site's eastern edge. The site is open with few substantial boundary markers meaning that development is likely to have a more significant impact on the landscape, there is a public right of way located along the south eastern corner of the site. Considering the slope of the land, the openness of the site and the public right of way, development is likely to be highly visible.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. The site's proximity to the A605 gives rise to the increased risk of air, noise and light pollution. There are no nature conservation or heritage designations on site. The site promoter is proposes two vehicular access points:, one off Peterborough Road and the other off the existing roundabout to the north east.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m zone of a water recycling area.</p>	
<p>Availability</p> <p>The site is in multiple ownership and there is no legal agreement currently in place between these owners but development is supported by all. The site promoter states that there are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site via housebuilder and that the site is available now. A planning application has previously been submitted in 2018 on the southern portion of the site.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is in a sensitive location forming a key settlement break between Farcet and Stanground. This and the extent of the site and the potential adverse landscape impacts that development could create are fundamental development constraints. There is some flood risk and there is risk from increased levels of air, noise and light pollution. Landscape breaks, sustainable drainage and noise mitigation will be required and will reduce the net developable area to address these as well as retain separation between settlements. The potential amount of homes that could be provided and the additional levels of traffic this could leased to are also constraints that may impact the scheme's achievability. This is a cross boundary site so engagement and work with Peterborough City Council will be required.</p>	~
<p>Deliverability / developability</p>	

There are no structures to clear but there are cumulative constraints to overcome. The site promoter states that the site will be delivered directly by a housebuilder. The site crosses over into Peterborough City Council which adds further complexity to developing the site. They state the site is available now, however, an allocation status would be required as its development is currently contrary to current adopted planning policy. As such the site is categorised 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 greenfield land consisting of grade 3 agricultural land
- Vast majority of the site is within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterborough
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Is accessible to natural green space
- Not constrained by heritage or nature conservation designations
- Located south of the A605 so is at risk from increased levels of air, light and noise pollution
- Located on the northern edge of the built form of Farcet village, development would further erode the sense of separation between Farcet and Peterborough
- The site is prominent in the landscape, particularly to the east so development will have an adverse impact on landscape character
- Development across the whole site would over double the size of Farcet village in terms of housing numbers which would detrimentally impact its rural character

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

- Is not appropriate for development across whole of the submitted site area as it forms a landscape buffer between Farcet and the more dense development of Peterborough to the north and is visible in the landscape from the east including from the River Nene (Old course). The scale of the potential development would also overwhelm Farcet and fundamentally alter its character.
- Development could be considered appropriate on a much reduced site area in line with the previous outline application made on the site subject to appropriate access, landscaping and design. This would represent a more proportionate level of growth for the village and retain the sense of and physically separation from Peterborough.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 47.87 ha Reducing the site area to the part of the site previously considered under the outline application would reduce this to 11 ha. 60% net developable area to accommodate landscaping. 11 ha x standard proportion of 60% = 6.6 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 6.6 ha x 25 dph = 165 homes	Available post 2028 subject to allocation status Build out over 5 years

Updates after the Initial Assessment

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Farcet 4: Former PH Plant Hire and 9 Cross Street, Farcet

Site reference	Farcet 4
Site name	Former PH Plant Hire and 9 Cross Street, Farcet

Site address	Parish(es)	Site area (ha)
Former PH Plant Hire and 9 Cross Street, Farcet	Farcet	0.63

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	19 homes	Available 2023 Build out over 1 - 2 years

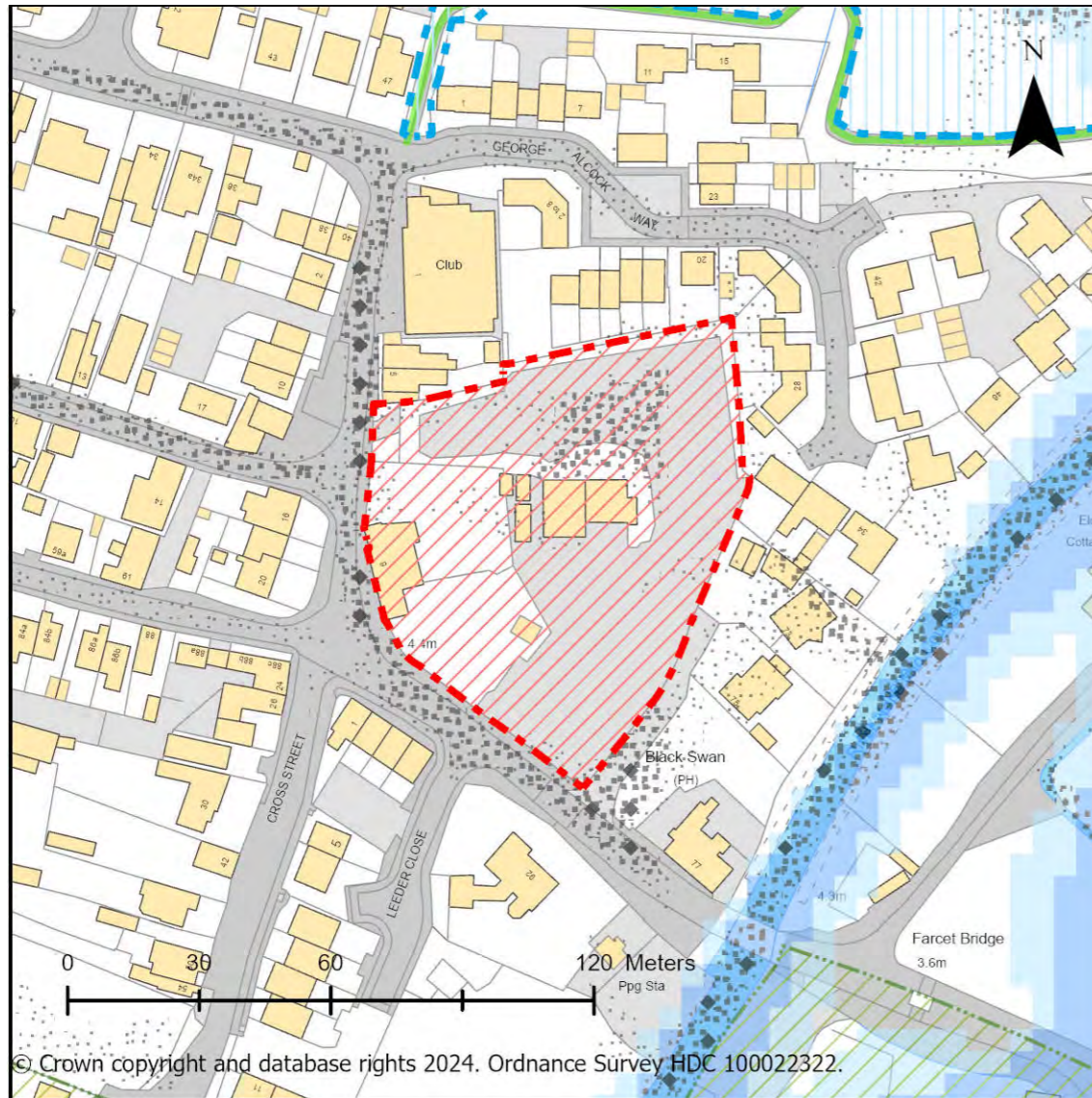
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:177
Relevant planning history	<ul style="list-style-type: none"> 22/02490/FUL for the demolition of all buildings and erection of 18 dwellings and construction of accesses to highway. This was withdrawn in December 2023. 23/02383/FUL for the demolition of existing commercial buildings, erection of 17 dwellings, public open space and construction of accesses to highway. This was submitted in December 2023 and is pending consideration.
Land type	Wholly previously developed land
Current use of the site	Commercial/ residential
Supporting information	<ul style="list-style-type: none"> Call for Sites Submission Statement Arboricultural Implications Assessment Report (October 2022) Arboricultural Implications Plan (plan reference: 4312.Farcet.Formation.AIP) (October 2022) Biodiversity Net Gain Assessment (July 2023)

	<ul style="list-style-type: none"> Contamination Assessment and Appendices 1 - 6 (document reference: C15737) (October 2022) Construction Management Plan Flood Risk Assessment and Surface Water Drainage Strategy (November 2022) Landscape Planting Plan (plan reference: PP01, revision 2) (October 2022) Preliminary Ecological Assessment (September 2022) Site Layout Plan sheet 1 (plan reference: AL0201) (October 2019) Site Layout Plan sheet 2 (plan reference: AL0202) (October 2019) Site Layout Plan sheet 3 (plan reference: AL0203) (October 2019) Tree Constraints Plan and Survey Data (plan reference: 4312.Farcet.Hall.TCP) (May 2021)
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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
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 but there is risk from surface water flooding across the site. It is wholly classified as grade 3 agricultural land but it is previously developed consisting of the former PH Plant Hire site and the residential property 9 Cross Street. In their Call for Site Statement, the site promoter states that it is intended to demolish all existing buildings on the site apart from the dwelling. The site is level and contains a dilapidated steel portal frame building centrally located within the site together with small derelict outbuildings and portacabins, hardstanding and buildings. The submitted Contamination report recommends that an asbestos survey is conducted prior to any</p>	+
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demolition or building works. The site lies to the west of the former Black Swan Public House, to the north, west and south of the site are residential properties. To the north is also the a Working Men's Club.

As previously highlighted, the site is previously developed and there is the potential for ground contamination and pollution across the site. A Contamination report has been undertaken with recommendations on further work to be undertaken as well as recommendations on how addressing contamination should be taken into account when masterplanning the site. There are no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. There are however two trees protected by Tree Preservation Orders and a Tree Preservation Order Area within the site. The submitted Arboricultural Implications Assessment states that the trees within the site are in varying conditions and states of health. It concludes that the proposed development will result in the loss of several trees that are in poor health or condition but recommends that several are retained and incorporated into the landscaping and masterplanning of the site. The site promoter states that it is intended access will be provided off Main Street at the southern end of the site, whilst dwellings facing Cross Street will be provide within individual accesses and driveway parking, including No 9.

The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m zone of a water recycling area.

<p>Availability</p> <p>The site is controlled by a single individual/ company who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the site will be delivered directly by landowner. The site promoter states that the site is available now. There is a current planning application on site for the site's redevelopment.</p>	+
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<p>Achievability</p> <p>The site promoter has stated that access to all main services are not immediately accessible apart form gas supply which is unknown. The site is previously developed so offers an opportunity for regeneration within the built form of Farcet. There are constraints to overcome relating to contamination and remediation of the site as well as protected trees on the site. There is a live full planning application on site with several detailed technical studies and plan already undertaken shaping the design and masterplanning of the proposed development. Access can be achieved from Main Street and/or Cross Street.</p>	+
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<p>Deliverability / developability</p>	+
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There are structures on site to clear and constraints to resolve. These constraints include the removal of existing structures, the remediation of the site, the removal and incorporation of existing trees and successfully integration with the surrounding land uses. There is an active full planning application on site with detailed assessments and technical studies already undertaken. It is intended to deliver the site directly via the landowner and it is stated that the site is available now. Considering all of these factors the site is considered to be deliverable.

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 previously developed land
- Is within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterborough
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Accessible to natural green space
- Not constrained by heritage or nature conservation designations
- Located within the built form of Farcet providing an opportunity to regenerate a former commercial site and enhance the street scene and character of the village
- 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 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
- Retention where possible of protected trees

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 0.63ha 95% net developable area to accommodate landscaping, protected trees and sustainable drainage 0.63 ha x standard proportion of 90% = 0.6ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.6 ha x 25 dph = 15 homes	Available 2024 Build out over 1 -2 years

Updates after the Initial Assessment

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Farcet 5: Collmart Growers, Pondersbridge

Site reference	Farcet 5
Site name	Collmart Growers, Pondersbridge

Site address	Parish(es)	Site area (ha)
Collmart Growers, Pondersbridge	Farcet	6.9

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	30,000 sqm	Available 2023 Build out over 10 years

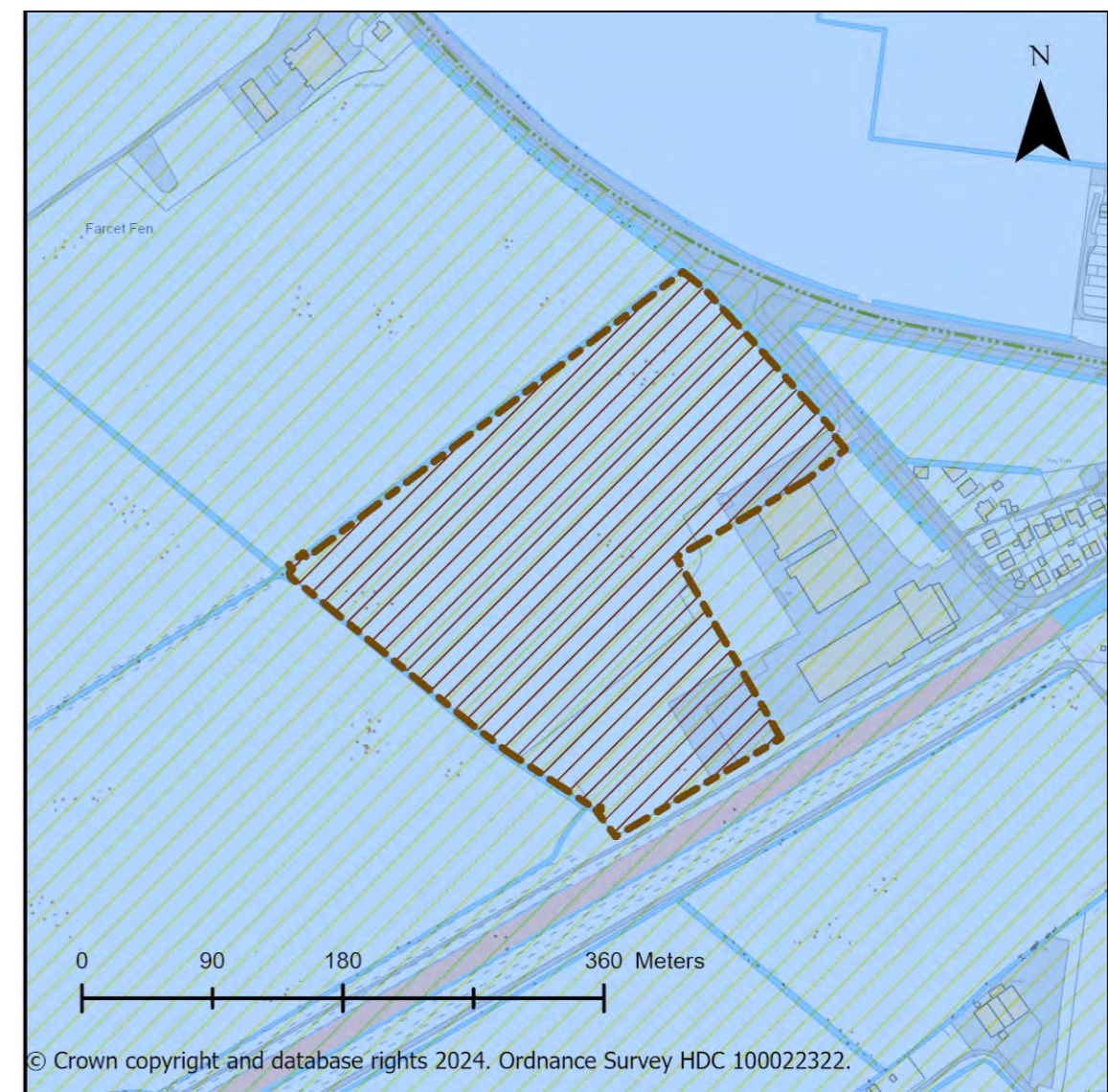
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:175
Relevant planning history	Various planning history relating to commercial vegetable packing facilities
Land type	Wholly greenfield land
Current use of the site	Agricultural land/ commercial use
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The site completely comprises of land classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the site is wholly located 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, the site is inappropriate for development as the entirety of site is classified as grade 1 agricultural land. In addition it is also entirely within flood zone 3a.	N/A	N/A

Updates after the Initial Assessment

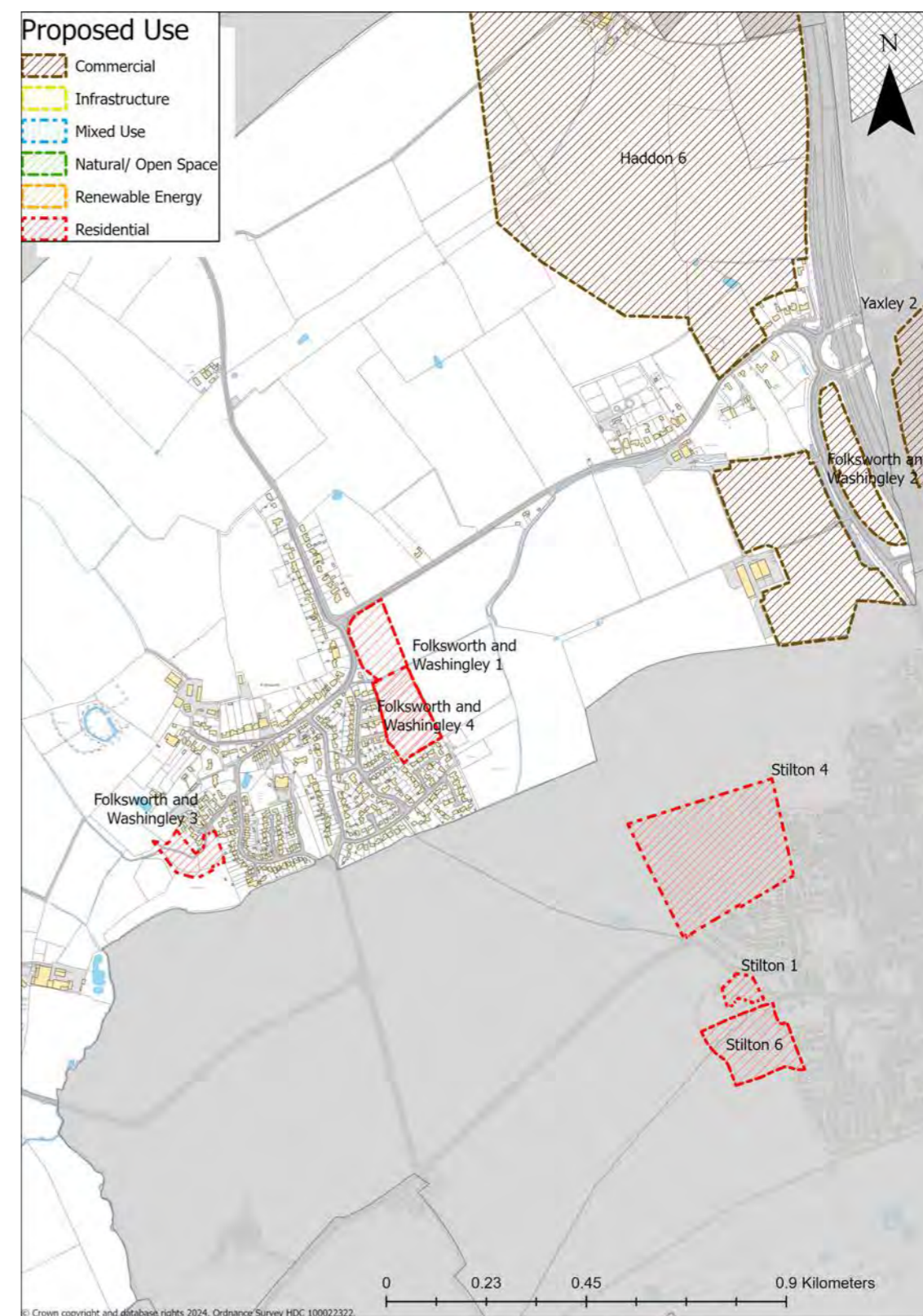
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7 Folksworth and Washingley

7.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Folksworth and Washingley 1: Land off Hawthorn Road, Folksworth (smaller site)
- Folksworth and Washingley 2: Land adjacent A1 at Norman Cross, Folksworth
- Folksworth and Washingley 3: Land South of The Paddocks, Folksworth
- Folksworth and Washingley 4: Hawthorn/Manor Road, Folksworth (larger site)

7.2 Please note that 'Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road' also partially falls within Folksworth & Washingley and Morborne parishes, but it has been included under Haddon as most of the site lies within that parish area.



7.3 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

Folksworth and Washingley 1: Land off Hawthorn Road, Folksworth (smaller site)

Site reference	Folksworth and Washingley 1
Site name	Land off Hawthorn Road, Folksworth (smaller site)

Site address	Parish(es)	Site area (ha)
Land off Hawthorn Road, Folksworth	Folksworth and Washingley	1.87

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 - 30 homes	Available 2024 - 2028 Build out over 2 years

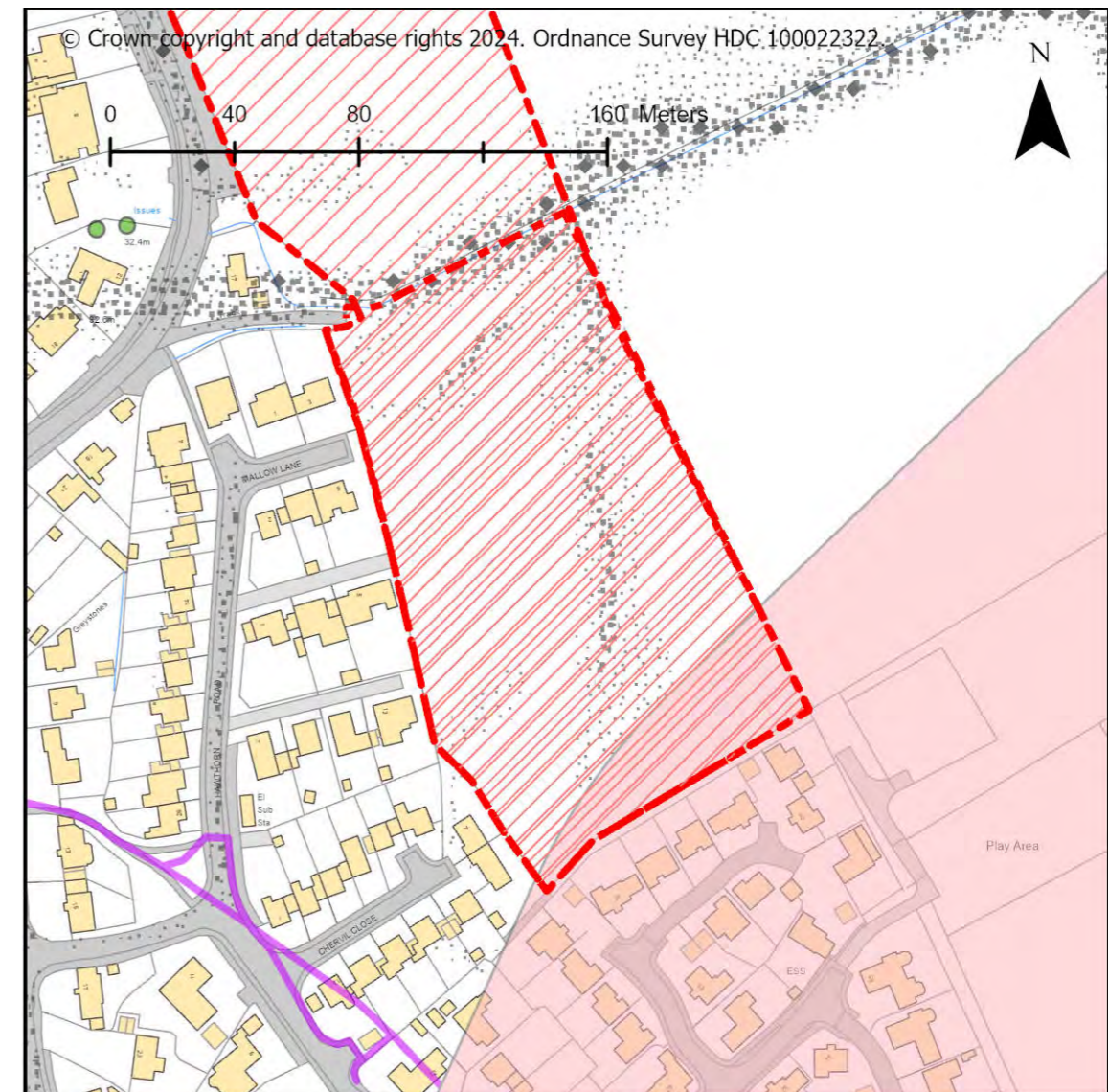
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:132
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 has also been submitted as part of a larger site area under Folksworth and Washingley 4.	

<p>The site is wholly flood zone 1 with some surface water flood risk. The site is wholly classified as grade 3 agricultural land. The site is situated on the eastern edge of Folksworth and is surrounded by residential areas to the south and west and agricultural fields to north and east. The boundaries of the site are predominantly characterised by trees and hedgerows except in the east where the boundary is completely open allowing views into the site from the surrounding countryside.</p> <p>There is no known contamination on site but a small area, in the south, is within an oil pipeline buffer zone. There are no known heritage assets or nature conservation designations within the site. Highway access to the site may be achieved from Hawthorn Road or an existing track that leads off Manor Road to the north.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m of a water recycling buffer zone.</p>	
<p>Availability</p> <p>The site is controlled by a single family who support its development. There are no known legal restrictions impacting the site. The site promoter intends to acquire planning permission and sell the site to a third party for development once an allocation status has been acquired and has stated that the land will become available for development between 2024 and 2028.</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 no major topographical constraints to overcome. Highway access could be achieved via Manor or Hawthorn Road, consultation with Cambridgeshire County Council will be required to determine the most appropriate access to the site. The site has no major constraints to development. However, the layout and developable area of the site may be impacted due to being partly within an oil pipeline buffer zone. To minimise landscape impact, the south eastern boundary may require some screening, but this impact is likely to be small due no public right of ways to the east and being well integrated to the built form in Folksworth. The A1(M) is situated to the east and therefore the site may be subject to noise pollution.</p>	+
<p>Deliverability / developability</p> <p>The site is greenfield with no structures. The site promoter intends to acquire planning permission and sell the site to a third party for development once an allocation status has been acquired and therefore the site is categorised 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 the site:</p> <ul style="list-style-type: none"> • The site is in flood zone 1 with some surface water flooding risk • Wholly grade 3 agricultural land • Limited accessibility to shops, employment and facilities • Low public transport provision but active travel is encouraged due to a pavement along the frontage. • A primary school and natural green space is in close proximity to the site. • Sufficiently remote from the designated nature and heritage assets. • The site relates closely to the settlement and is of a scale that would be in context with the village. Therefore, it could be integrated into the place and community with effective masterplanning. <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 successful integration with the oil pipeline buffer zone, sustainable drainage to mitigate surface water flooding and wider landscape/ context of the village. • The scale and location of the site provides an opportunity for growth in a village location whilst potentially conserving the form and character of Folksworth.
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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 1.87 ha</p> <p>80% net developable area to accommodate landscaping, oil pipeline buffer zone and sustainable drainage.</p> <p>1.87 ha x 80% = 1.496 ha</p>	<p>Residential - market and/ or affordable houses.</p> <p>Very low density of 25dph anticipated due to the edge of the village location.</p> <p>Capacity = 1.496 x 25 = 37 homes</p>	<p>Available 2024-2028</p> <p>Build out over 2 years</p>

Updates after the Initial Assessment

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Folksworth and Washingley 2: Land adjacent A1 at Norman Cross, Folksworth

Site reference	Folksworth and Washingley 2
Site name	Land adjacent A1 at Norman Cross, Folksworth

Site address	Parish(es)	Site area (ha)
Land adjacent A1 at Norman Cross, Folksworth	Folksworth and Washingley	11.47

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> • Employment • Logistics and distribution 	30,000 sqm if solely office/light industry/ roadside uses or 40,000 sqm is solely logistics/distribution	Available 2024 - 2028 Build out over 2 - 5 years depending on the mix of uses

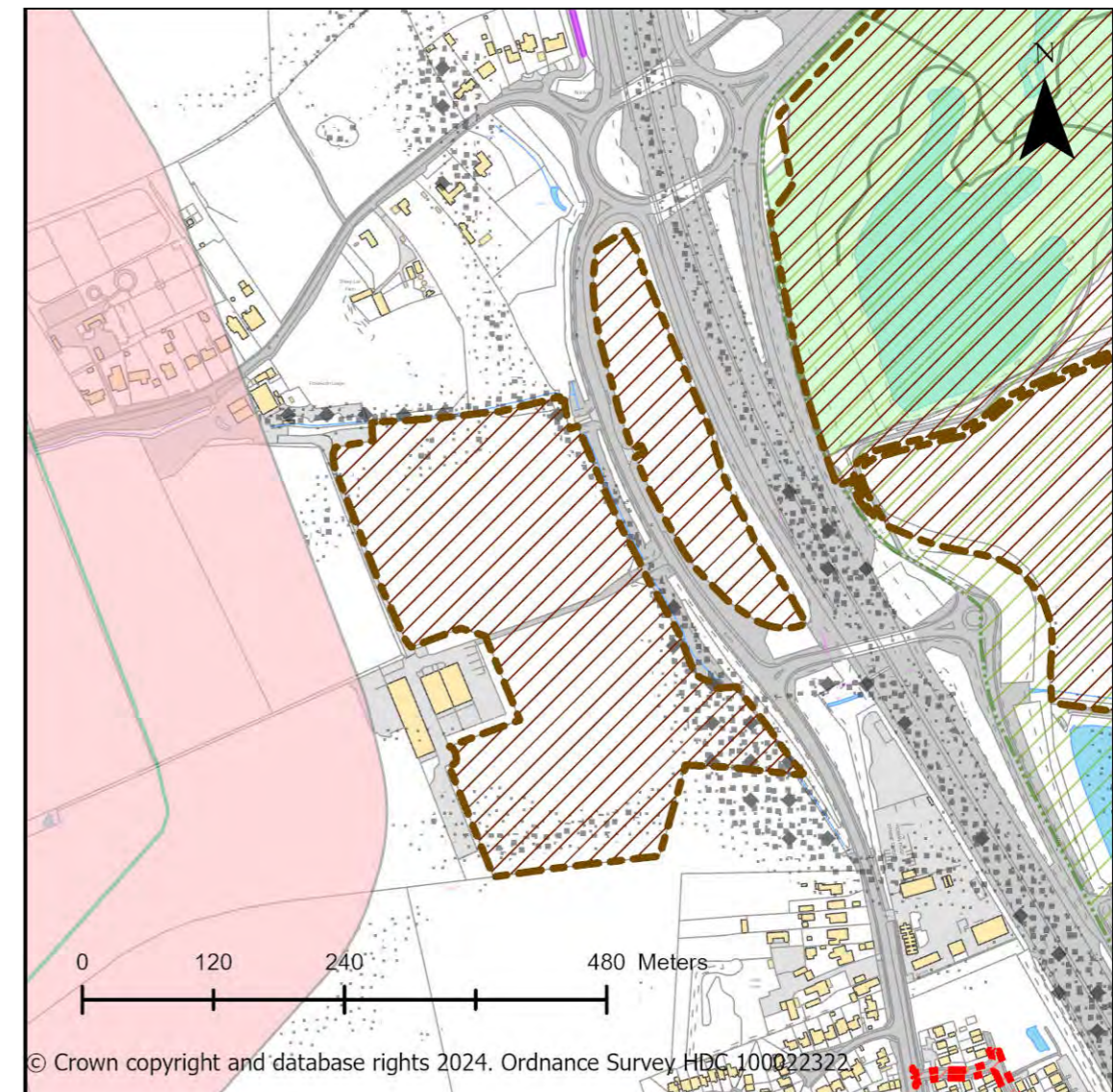
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:130
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 consists of two parcels, one an oval shaped site located between to the B1043 and A1(M), the other larger parcel is located to the west of the B1043 consisting of agricultural fields.</p> <p>The site is wholly located within flood zone 1 but there is surface waterflood risk along the main parcel's eastern and northern edges. The site is wholly classified as grade 3 agricultural land. The site is generally level but does very gently slope form its northern edge to its southern edge. The B0143 and A1(M) form strong edges to the larger parcel on its side. The oval parcel is completely surrounded by the road network. The larger site has some vegetation and hedging around is southern and eastern edges but is generally quite open, most notably to the west and north with views across the wider agricultural landscape. To the west and north are agricultural buildings and a small clustering of residential properties. The oval parcel to the east is open on is western side with more substantial hedging and trees along its eastern side where it meets the A1(M), even with this landscaping development is still likely to be quite visible.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the larger parcel. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. There is an existing access into the larger parcel from the B1043. An existing access form the B1043 also serves the smaller oval shaped parcel. Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.</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. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take between 2 and 5 years to built depending on the mix of uses.</p>	+
<p>Achievability</p>	~

<p>The site promoter has identified that all access and services are accessible from the site boundary. Development could have an adverse landscape impact. The site is well connected to the strategic road network but it needs to be determined if the proposed development can be accommodated in transport terms. The site is in two parcels and it will need to be considered how the proposed employment development can be masterplanned to ensure a holistic approach. There are telegraph poles running through the larger parcel which will impact the masterplanning of the site.</p>	
<p>Deliverability / developability</p> <p>The site is greenfield so there are no structures to clear but there are constraints to overcome which impact the potential achievability of developing the site. The site promoter seeks to deliver the site via a master developer and considered the site will be available between 2024 and 2028. Development of the site is contrary to current policy so an allocation status would be required in order to develop the site. 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"> • The site is greenfield land consisting of grade 3 agricultural land • Is within flood zone 1 but there area areas at risk from surface water flooding • Is remote form natural greenspace • Has very limited accessibility to a local shop and local services and facilities • Is served by a bus route with a frequent service • Could provide employment development that could support job creation • May be subject to higher levels of air, light and noise pollution arising form its proximity to the A1(M) • Is largely contained by the road network and by established vegetation, the site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact <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 an employment scheme. Development should be concentrated on the larger parcel as this has potentially greater opportunity to provide a well laid out employment scheme utilising an existing access and footpath connection to the B1043.
--

- Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development
- Telegraph poles running through the larger parcel which will impact the masterplanning of the site
- Sustainable drainage will be required to mitigate the surface water flood risk

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 11.47 ha</p> <p>The smaller oval parcel accounts for about 2.3ha of this. This parcel is not considered appropriate for built development. This leaves 9.17ha of the site remaining (the larger western parcel the site).</p> <p>Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to telegraph poles and surface water flood risk which could impact the layout and capacity of the site, a net developable area will be used. Accounting for this the net developable area of 80% will be used.</p> <p>9.17 ha x 80% = 7.34 ha</p>	<p>Commercial - employment and logistics/distribution</p> <p>The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity:</p> <p>0.40 plot ratio x 7.34 ha = 2.94 ha of land for employment uses</p> <p>equating to 29,400 sqm.</p>	<p>Available post 2028, subject to allocation status.</p> <p>Build out over 2 - 5 years depending on the mix of uses</p>

Updates after the Initial Assessment

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Folksworth and Washingley 3: Land South of The Paddocks, Folksworth

Site reference	Folksworth and Washingley 3
Site name	Land South of the Paddocks, Folksworth

Site address	Parish(es)	Site area (ha)
Land South of the Paddocks, Folksworth	Folksworth and Washingley	0.87

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	26 homes	Available 2024 - 2028 Build out over 2 years

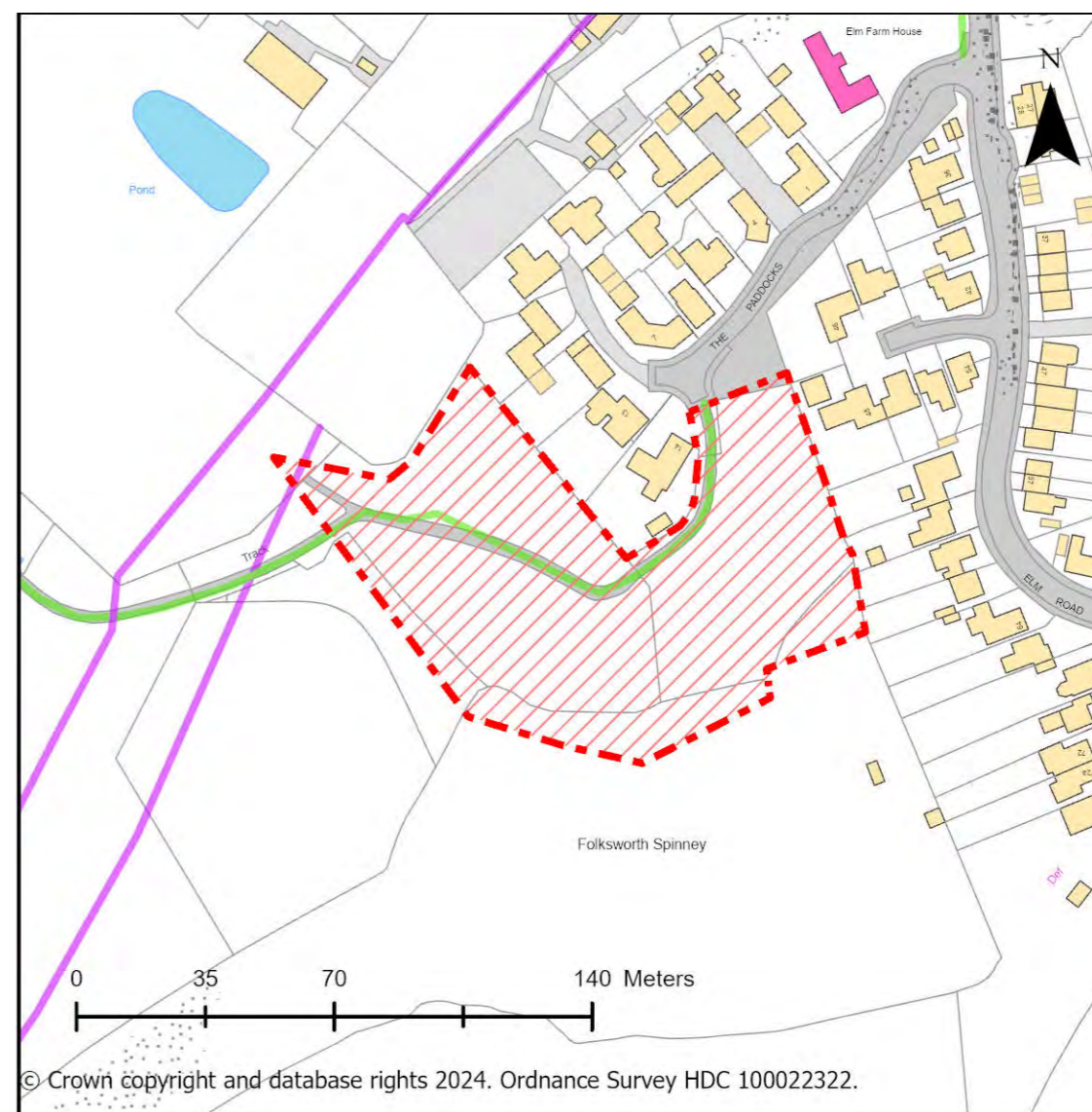
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS: 220
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Vehicle use for adjacent agricultural land and a public right of way
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 wholly located within Flood Zone 1 with no recorded risk of surface water flooding. The site is wholly classified grade 3 agricultural land.</p> <p>The site is located west of Elm Road and south of The Paddocks, on the south western edge of Folksworth. The site is irregular in shape but is broadly level, sloping gently up from the northern boundary. The northern and eastern edge adjoins to the curtilage of residential properties along Elm Road and The Paddocks. There are a few trees along the eastern boundary, providing screening to some properties but the boundary is more open to the north. Greenfield land surrounds the southern and western boundary, screened by a large and dense patch of trees which forms part of a Tree Preservation Order Area (TPOA), Folksworth Spinney. There is open countryside immediately to the north west with only a few trees and a gap where a track is used for vehicles to access neighbouring agricultural fields. In general, the site is largely screened, by residential properties to the north and east, and dense tree line to the south, minimising the landscape impact. However, the development would be clearly seen by a bridleway which runs through the middle of the site, negatively impacting the public view of the TPOA. Views into the site would be visible from public footpaths to the west but this impact would be less significant due to the existing residential area.</p> <p>Approximately half of the site is within the TPOA which could serve as a significant constraint to development. There is a relatively thin strip of dense tree line inside the southern boundary but there are only a few trees in the rest of the TPOA of the site. There is no known contamination on site or gas pipelines running through the site. There are no known heritage assets or nature conservation designations within the site.</p> <p>Highway access may be achieved from The Paddocks road and the bridleway serves as an established track within the site which would need to be integrated and enhanced by 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. Approximately three quarters of the site is within a mineral safeguarding area for Bricklay and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is controlled by a single family who support its development. There are no known legal restrictions impacting the site. A supporting document showing the ownership of the land has been provided. The site promoter intends to sell the land to a third party once the allocation status has been acquired and has stated that the land will become available for development between 2024 - 2028.</p>	+
<p>Achievability</p>	~

<p>The site promoter has identified that all services are accessible from the site boundary and access to the site may be achieved from The Paddocks. Consultation with Cambridgeshire Council will be required to ensure that access from The Paddocks can accommodate the increase in traffic flow from the development. There are no topographical constraints to overcome. The TPOA of the site, other than the dense tree line marginally within the southern boundary, is characterised with only a few, sporadically placed trees. Therefore, with effective masterplanning and appropriate tree assessments development could be feasible within this area of the site. However, the cumulative impact of the bridleway, site shape and TPOA could lead to difficulties in the layout of the site, placing even more importance on the design process. The public view from the bridleway would be negatively impacted by the development, however the landscape impact would be small due to the existing tree line to the south which screens the surrounding countryside. The site is in close proximity to the A1(M) and therefore may be subject to noise pollution.</p>	
<p>Deliverability / developability</p> <p>There are constraints that would need to be overcome. The site promoter intends on acquiring allocation status and 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"> ● The site is within flood zone 1 with no recorded risk of surface water flooding. ● Wholly classified as grade 3 agricultural land. ● Limited accessibility to shops, employment, facilities and natural greenspace ● Not impacted by designated nature or heritage assets. ● Access to a primary school. ● Pavement immediately outside frontage encouraging active travel. ● Potential adverse impact on protected trees. ● The combination of site shape, location and key constraints would make it difficult to integrate the site with the settlement, conserve the character of Folksworth and achieve the promoter's anticipated capacity. <p>In combination, the outcomes of the LAA and SA indicate that the site:</p>

- Is not appropriate for development due to key constraints impacting the layout, capacity and integration into the settlement.
- Potential damage to protected trees and therefore the character and form of this area of the village.

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 is inappropriate for development	N/A	N/A

Updates after the Initial Assessment

Folksworth and Washingley 4: Land off Hawthorn/Manor Road, Folksworth (larger site)

Site reference	Folksworth and Washingley 4
Site name	Hawthorn/Manor Road, Folksworth (larger site)

Site address	Parish(es)	Site area (ha)
Hawthorn/Manor Road, Folksworth	Folksworth and Washingley	3.26

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 50 homes	Available 2024 - 2028 Build out over 18 months to 2 years

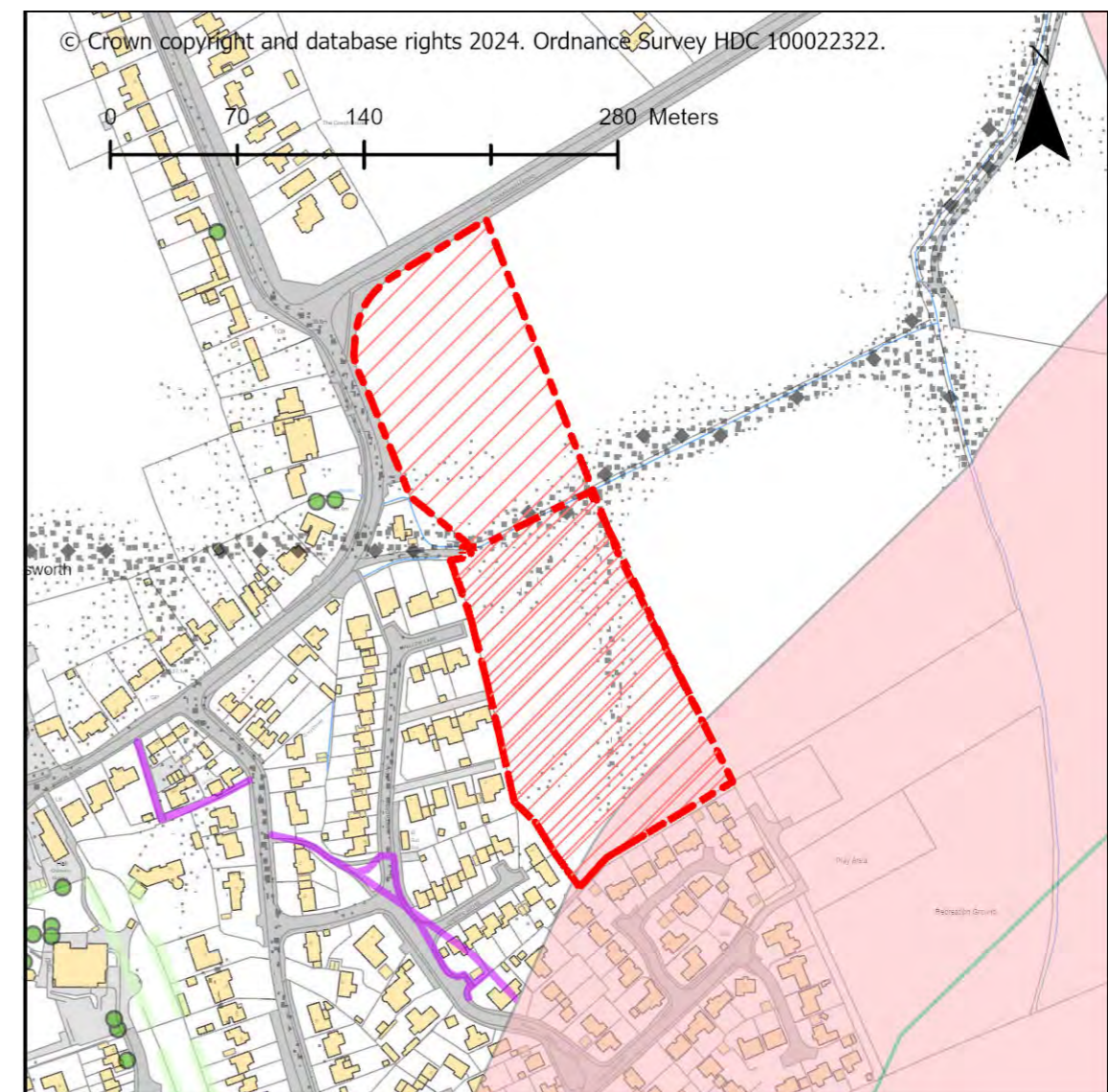
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-245
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 smaller site area under Folksworth and Washingley 1.</p> <p>The site is wholly flood zone 1 with some surface water flood risk within the site. The site is wholly classified as grade 3 agricultural land. The site is situated on the eastern edge of Folksworth and is surrounded by residential areas to the south, west and north with agricultural fields to the east. The site consists of two agricultural fields and is broadly level and its boundaries are predominantly characterised by trees and hedgerows except its eastern boundary which is completely open allowing views into the site from the surrounding countryside. There is a line of trees separates the two fields.</p> <p>There is no known contamination on site but the south eastern corner of the site is within an oil pipeline buffer zone. There are no nature conservation or heritage assets designations within the site. Highway access to the site may be achieved from Manor Road or Folksworth Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m of a water recycling buffer zone.</p>	
<p>Availability</p> <p>The site is controlled by a single family who support its development. There are no known legal restrictions impacting the site. The site promoter intends to deliver the site by a housebuilder and will be available between 2024 and 2028 and take between 18 months and 2 years to build out.</p>	+
<p>Achievability</p> <p>The site promoter states that all access and services are accessible from the site boundary apart form gas supply which is unknown. There are no major topographical constraints to overcome. Highway access could be achieved via Manor Road or Folksworth Road, consultation with Cambridgeshire County Council will be required to determine the most appropriate access to the site. The site has no major constraints to development. However, the layout and developable area of the site would be impacted due to being partly within an oil pipeline buffer zone and surface water flood risk. To minimise landscape impact, the eastern boundary may require some screening.</p>	+
<p>Deliverability / developability</p> <p>There are no structures on site to clear and there are no major constraints to overcome. The site promoter intends to deliver the site by a housebuilder and will be available between 2024 and 2028. As the site promoter does not intend the scheme to be</p>	~

a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. Considering this the site is categorised 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 greenfield land classified as grade 3 agricultural land
- Is within flood zone 1 with some surface water flood risk
- Is accessible to natural greenspace
- Not constrained by nature conservation or heritage designations
- Remote from a town centre and a local convenience shop and supermarket and employment opportunities
- Accessible to the limited services and facilities within Folksworth
- Limited public transport options available
- Located on the eastern edge of the built form of Folksworth providing an opportunity for some growth within the village that can reflect the pattern of built development in the immediate vicinity
- Trees are present within the site and most notably along the site's frontage, some may need to be removed to accommodate development

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

- Is potentially appropriate for development subject to appropriate masterplanning to ensure successful integration with the settlement
- Retention where possible of trees and hedgerows as these provide established landscaping and are sustainable drainage to mitigate surface water flood risk and full decontamination of the site following its commercial use Retention whereby possible of protected trees
- There should not be any built development along the southern edge and south eastern corner of the site where it is constrained by an oil pipeline buffer zone

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.26ha	Residential - market and/or affordable houses	Available post 2028, subject to allocations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>80% net developable area to allow sufficient landscaping and removing the part of the site impacted by a oil pipeline buffer zone.</p> <p>3.26ha x standard proportion of 80% = 2.6 ha</p>	<p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Capacity = 2.6 ha x 25 dph = 65 homes</p>	<p>Build out over 18 months to 2 years</p>

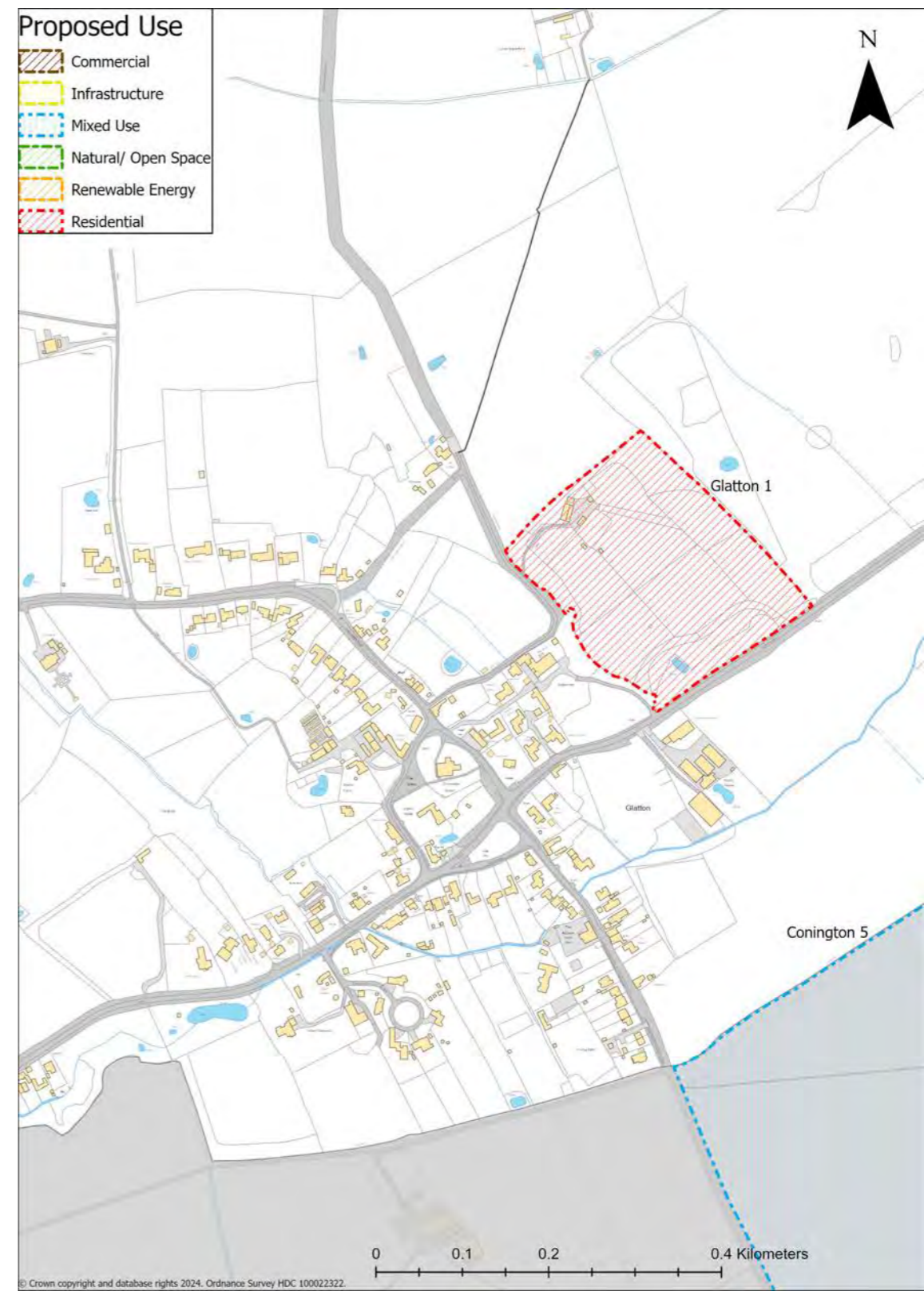
Updates after the Initial Assessment

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8 Glatton

8.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Glatton 1: Land North of Glatton Ways and East of Glatton Hall, Glatton



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 Preseveration 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

Glatton 1: Land North of Glatton Ways and East of Glatton Hall, Glatton

Site reference	Glatton 1
Site name	Land North of Glatton Ways and East of Glatton Hall, Glatton

Site address	Parish(es)	Site area (ha)
Land North of Glatton Ways and East of Glatton Hall, Glatton	Glatton	5.93

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	60 homes including area for Biodiversity Net Gain	2-3 years

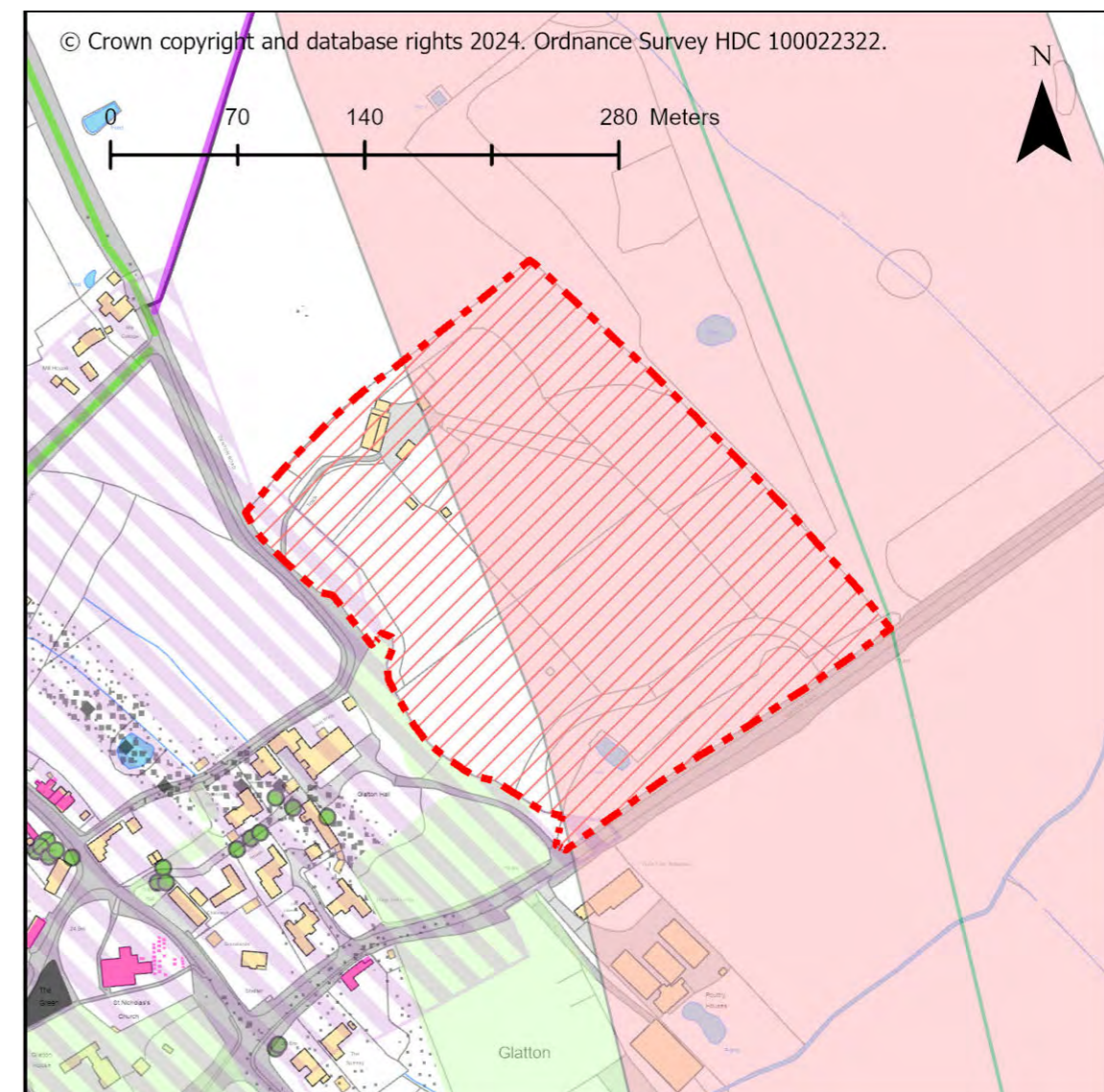
Core information

How was the site identified?	Call for Sites Submission: site reference - CfS 117
Relevant planning history	None relevant Mention of agricultural pole barn within call for sites
Land type	Part previously developed land and part 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 in flood zone 1 and is at low risk from surface water flooding. The site is wholly classified as grade 3 agricultural land.</p> <p>The site is located on the north eastern edge of Glatton and broadly diamond in shape. From the north western to south eastern corner of the site, the land slopes steeply down. This aligns in a broader sense with the downward sloping topography of Glatton village and the Northern Wolds landscape character area, where the land to the east of the site descends towards the Fens and Central Claylands. There are buildings used for agricultural purposes in the north western edge of the site.</p> <p>Residential areas in Glatton are located to the south west of the site but is predominately surrounded by agricultural fields. The site is wholly bounded by well established trees, largely screening residential areas to the south west and countryside to the north. However, the development would be visible from the south and east especially from nearby public right of ways due to the steep topography of the site and therefore would negatively impact the public view of the landscape.</p> <p>There is no known contamination on site but approximately three quarters of the site is within a oil pipeline buffer zone, serving as a significant constraint to development. There are no known heritage assets or nature conservation designations within the site but it does adjoin to Glatton Conservation Area to the south west.</p> <p>Denton Road and Glatton Ways serve as potential access but are of low quality and would need to be upgraded significantly to accommodate the development. Potential access points are also within or adjacent to Glatton Conservation Area and would likely require the removal of trees.</p> <p>The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land. Approximately half of the site is within a mineral safeguarding area for Bricklay and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is beyond 400m from a water recycling site.</p>	~
<p>Availability</p> <p>The site is controlled by a single family who support it's development. There are no known legal restrictions impacting the site. The site promoter intends to sell the land to a third party once the allocation status has been acquired and has stated that the land will become available for development between 2029 - 2034.</p>	+
<p>Achievability</p>	~

<p>The site promoter has identified that water, electricity and public highway access is available from the site boundary. Gas is not immediately available and access to digital and telecommunication infrastructure is unknown.</p> <p>There would be issues with the layout and capacity of the development due to the land sloping steeply from west to east. The location of the site within the oil pipeline buffer zone is unlikely to impact development on the site.</p> <p>Public highway access is constrained by Glatton Conservation area, the removal of trees and poor road quality. Access from Glatton Ways may also be restrained by a private track and a strip of land comprising of trees which seperates the site boundary from the track which may form a ransom strip impeding achievability of access. Consultation with Cambridgeshire County Council would be required to determine whether there is a feasible access point. The A1(M) is located to the east of the site ad therefore the development could be impacted by noise pollution.</p> <p>The cumulative impact of the constraints outlined significantly impact the achievability of the site.</p>	~
<p>Deliverability / developability</p> <p>There are significant constraints to development. The site is categorised as greenfield land, agricultural buildings to the north west of the site would need to be cleared. The site promoter intends on acquiring allocation status and 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"> • The site is in flood zone 1 with minimal risk of surface water flooding • Wholly classified as grade 3 agricultural land • There a significant structures/ agricultural buildings which could be reused or recycled. • Education facilities, shops and natural green space are remote from the site • There are culture and leisure facilities in Glatton and it is within 5km of employment opportunities situated in Sawtry. • It is sufficiently remote from all of the designated nature assets but the development could cause adverse impact to adjoining Glatton Conservation Area.
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- The site would negatively impact the character of the local area due to its location, scale and landscape impact.
 - Key constraints would reduce the developable area and therefore make it even more difficult to integrate the site into the settlement.
- In combination, the outcomes of the LAA and SA indicate that the site:
- Would not be appropriate for development due to the steep topography of the site and potential adverse upon the character of the village and conservation area.
 - Highway access may require the removal of protected trees.

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 is inappropriate for development	N/A	N/A

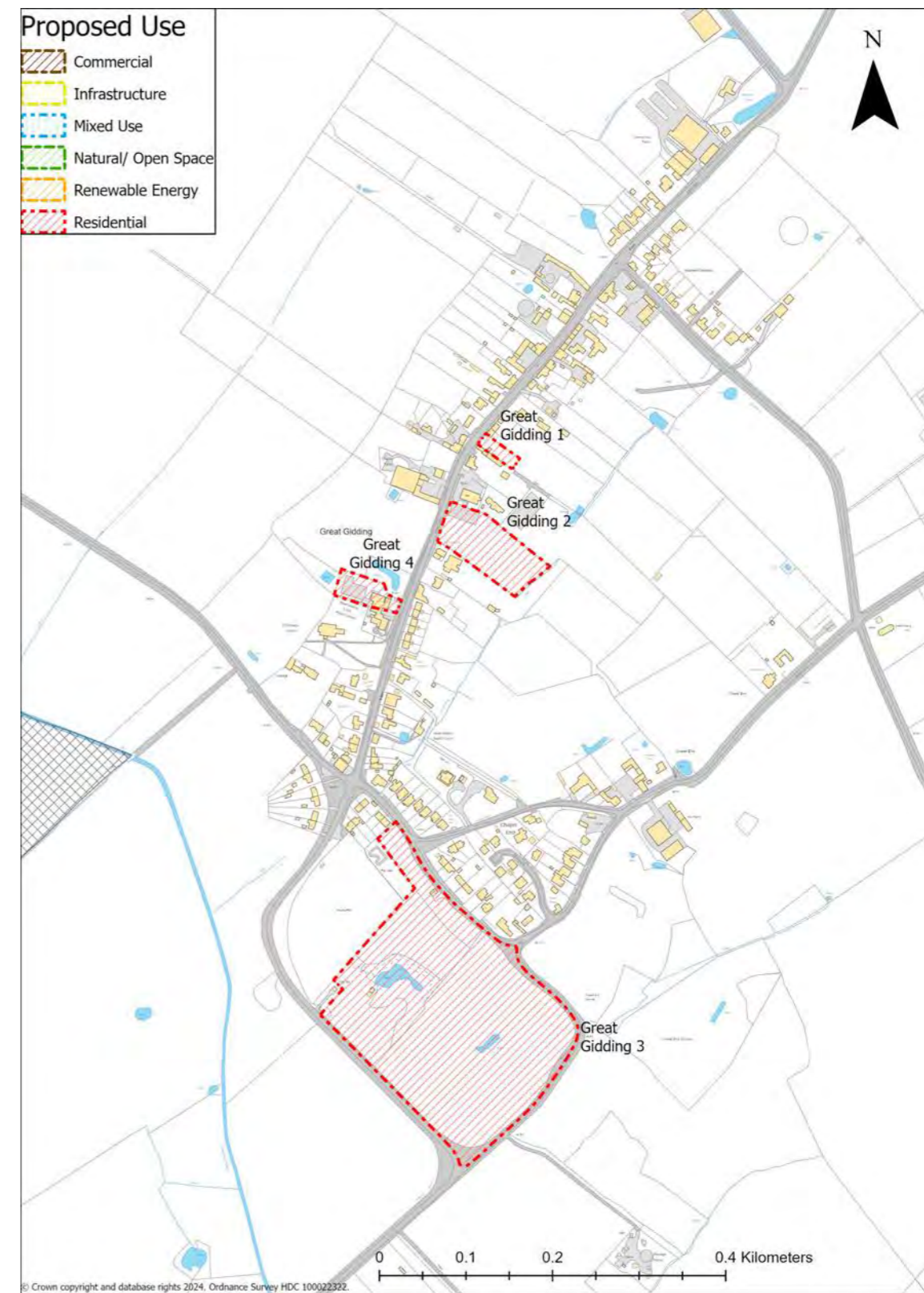
Updates after the Initial Assessment

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9 Great Gidding

9.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Gidding 1: Land adjacent to 52 Main Street, Great Gidding
- Great Gidding 2: Land South of Great Gidding village hall, Great Gidding
- Great Gidding 3: Land adjacent to Chapel Lane, Great Gidding
- Great Gidding 4: St Gidding School, Great Gidding



9.2 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

Great Gidding 1: Land adjacent to 52 Main Street, Great Gidding

Site reference	Great Gidding 1
Site name	Land Adjacent to 52 Main Street, Great Gidding

Site address	Parish(es)	Site area (ha)
The site is located off main street and is in the centre of Great Gidding	Great Gidding	Approximately 0.074

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Market and/or affordable housing	2 dwellings	Up to 2 years

Core information

How was the site identified?	Call for site submission: site reference - CfS 194
Relevant planning history	Application Number: 03/020771/FUL Proposed development: Rebuilding of a front boundary wall Outcome: Approved Application number: 20/01132/TRCA Proposed development: Fell all trees to ground level Approved
Land type	Garden land
Current use of the site	Residential, garden land only
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
Site over 0.25 ha or large enough for at least 5 homes	No	Fail



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 below the required minimum site threshold required for detailed assessment.	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?	No because the site has failed fundamental constraints by being below the site threshold.
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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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9 Great Gidding

Huntingdonshire District Council | Northern Huntingdonshire Land Availability Assessment

Great Gidding 2: Land South of Great Gidding village hall, Great Gidding

Site reference	Great Gidding 2
Site name	Land South of Great Gidding Village Hall, Great Gidding

Site address	Parish(es)	Site area (ha)
Land South of Great Gidding Village Hall, Great Gidding	Great Gidding	0.667 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Biodiversity Net Gain Car Park	10 dwellings	Approximately 2 years

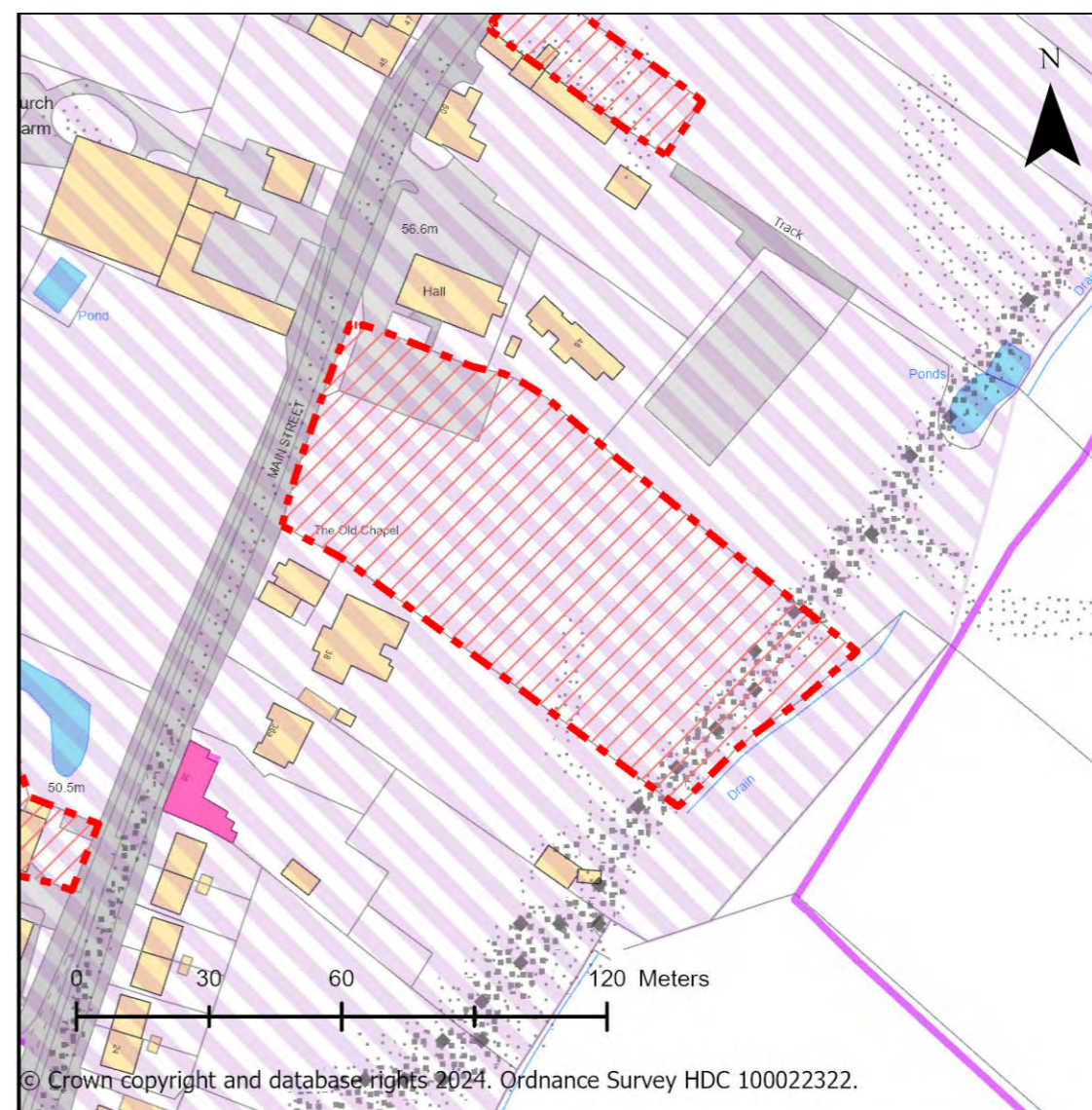
Core information

How was the site identified?	Call for Sites 2023 submission: Site reference - 193
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land and community uses
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>The site is within flood zone 1 but is at some risk from surface water flooding due to a drain that runs along the eastern edge of the site. The site is wholly classified as grade 3 agricultural land.</p> <p>Great Gidding is broadly linear in shape with a large proportion of the houses in this settlement, including the site proposal, fronting onto Main Street. The land within the site slopes gently down from west to east up to the eastern boundaries from which the land slopes gently upwards to Chapel End road. Surrounding the site, there are agricultural fields to the east, properties and associated land immediately to the north and south and Main Street to the north west. The boundaries of the site are characterised by trees and hedgerows but public views into the site from a public right of way to the east are likely due to the topography of the site and adjacent land causing some landscape impact.</p> <p>There is no no known contamination or pollution on site and there are no oil pipelines or buffer zones within the site. There are electricity lines within the site running in two directions, north west to south east and south west to north east, which could constrain development. The site promoter has stated the power lines will be incorporated into the design process, potentially using the effected land for Biodiversity Net Gain (BNG). There are no designated nature assets within the site. The site is wholly within Great Gidding Conservation Area. Highway access could be achieved from Main Street.</p> <p>The site is predominantly greenfield land. In the north western part of the site there is an overflow car park serving the Village Hall, the site promoter has stated they intend to retain and enhance his area of the site potentially contributing to the reuse and improvement of previously developed land. The site is outside a mineral safeguarding and water recycling area.</p>	~
<p>Availability</p> <p>The site is controlled by a single company who support its development. There are no known legal restrictions impacting the site. The site promoter has stated that the site is available for development and will be delivered by a house builder. There is a car park associated with the village hall that the site promoter has stated will be enhanced by the development.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all services, except gas are immediately accessible from the site boundary. Highway access to the site could be achieved from Main Street.</p> <p>There are no topographical challenges to overcome within the site which would impact viability. There would be some landscape impact due to the site being visible from the east and the potential number of homes being out of line with the current built form along Main</p>	~

<p>Street. This constraint could be overcome by proposed BNG on the eastern side helping to screen the development. The site promoter has stated the development would not impact the location of the power lines which would therefore reduce the developable area and potentially the capacity. The proposal would require sensitive design to ensure the character of Great Gidding Conservation Area is maintained. The eastern side of the site is at risk of some surface water flooding, proposed BNG on this side of the site would help overcome constraint and a sustainable drainage system would need to be implemented.</p> <p>The overflow car park currently used by the village hall is intended to be enhanced by the development.</p> <p>Constraints outlined relating to landscape, electricity lines and surface water flooding risk, reside on the eastern side of the site may be overcome by the BNG proposal. To this end, the capacity of the site may need to be reduced to consider the reduction in developable area and to align with the existing built form on Main Street.</p>	~
<p>Deliverability / developability</p> <p>There are constraints that may be overcome. The site promoter seeks to deliver the site via a housebuilder and has stated the land will become available between 2024 and 2028. Development of the site is contrary to current policy so an allocation status would be required in order to develop the site. Consequently, 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"> • The site is flood zone 1 with minimal surface water flooding • The site is predominantly greenfield, classified as grade 3 agricultural land. • Limited access to natural green space, employment concentrations and education facilities. • There is a shop and multiple culture and leisure facilities in close proximity to the site. • Sufficiently remote from all of the designated nature assets except a County Wildlife Site. • Wholly within Great Gidding Conservation Area and highway access could cause the removal of protected vegetation.
--

- Development provides an infill opportunity but should be located towards the site frontage to preserve the character and form of Great Gidding and minimise landscape.
 - Wider benefit to the community offered through the enhancement of the existing car park to the north of the site serving the village hall.
- In combination, the outcomes of the LAA and SA indicate that the site:
- May be appropriate for development if located towards the site frontage to minimise impact upon the landscape and character of Great Gidding whilst avoiding the electricity lines on the eastern side of the site.
 - Needs to conserve Great Gidding conservation area.
 - Supports national aspirations for residential development on sites of less than 1 ha.
 - Provides an opportunity for infill development and growth in a village location.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.667 ha 40% net developable area to minimise landscape and settlement character impact, avoid electricity lines and accommodate village hall car park. 0.667 ha x 40% = 0.267 ha	Residential - market and/ or affordable houses. Very low density of 25 dph anticipated due to rural village location. Capacity = 0.267 ha x 25 = 7 homes	Available 2024 - 2028 Build out 2 years

Updates after the Initial Assessment

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Great Gidding 3: Land adjacent to Chapel Lane, Great Gidding

Site reference	Great Gidding 3
Site name	Land Adjacent to Chapel Lane, Great Gidding

Site address	Parish(es)	Site area (ha)
Land adjacent to Chapel Lane, Great Gidding	Great Gidding	5.535

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Public space and amenity provision	Up to 110 dwellings	Approximately 2 years

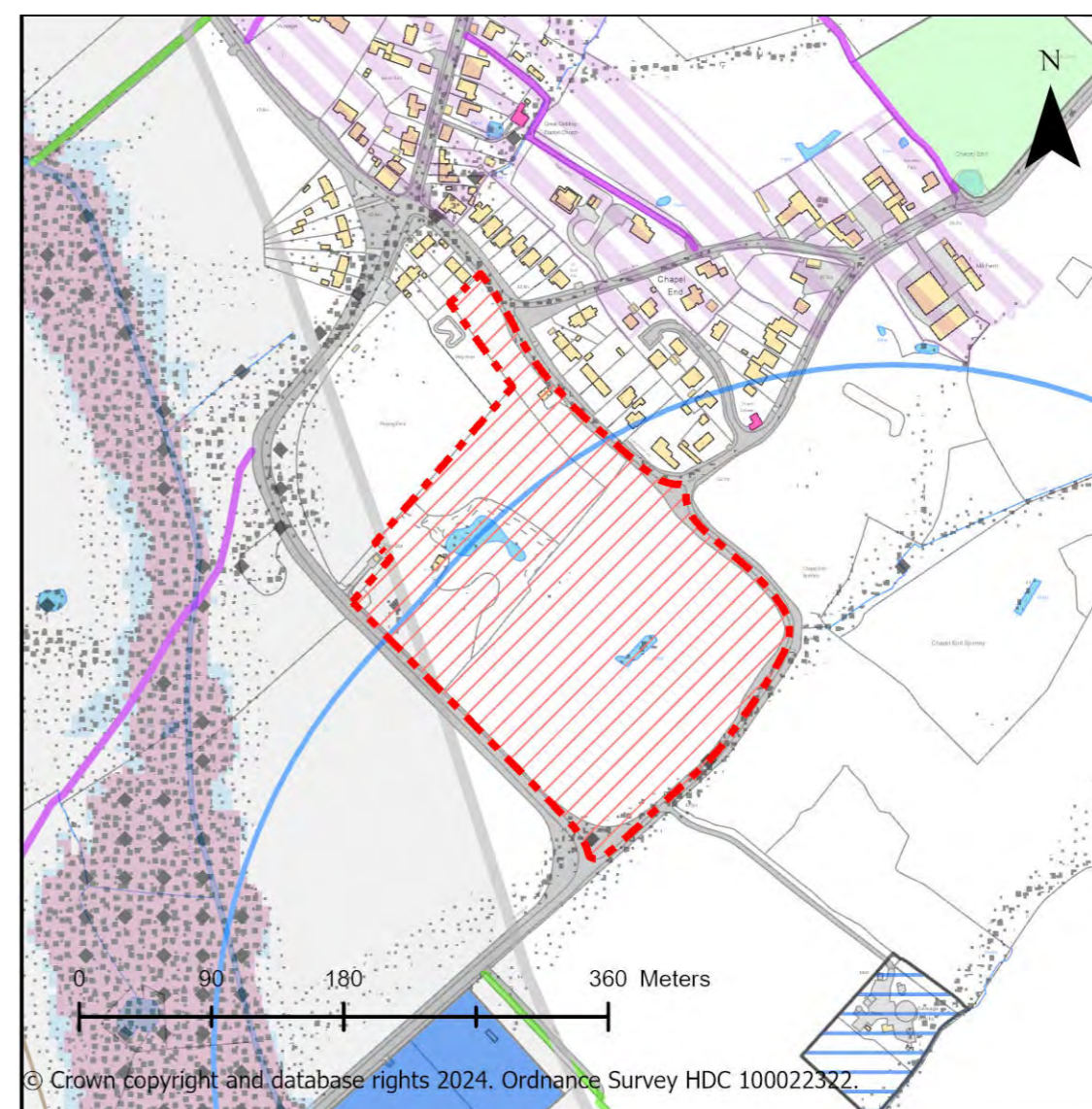
Core information

How was the site identified?	Call for sites submission 2023: site reference - CfS 192
Relevant planning history	None
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 wholly classified as grade 3 agricultural land. The site is within flood zone 1 but is at some risk from surface water flooding within the middle of the site and along the eastern boundary. The site is located in the south of Great Gidding and predominantly enclosed by surrounding roads, namely Chapel End, Back Lane and Winwick Road except an adjoining public park to the north west. From the north west to the south east, the land slopes up and then gently down. The boundaries of the site are characterised by well established trees and hedgerows but due to the topography of the site there could be some landscape impact looking into the site from surrounding areas. There is no known pollution or contamination impacting the site and there are no oil pipelines or buffer zones within the site. However, there are electricity lines traversing the site in two directions, from north east to south east and south east to north west which would cause a reduction in the developable area or need to be redirected; the site promoter has confirmed that the power line running on the eastern edge (north east to south east) would need to be diverted. There are no known heritage or conservation assets within the site, but the site is adjacent to Great Gidding Conservation Area to the north. Highway access could be achieved from the encompassing roads, consultation with Cambridgeshire County Council is required to inform the most suitable access point.</p> <p>The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The majority of the site, except a very small area in the eastern corner is within a mineral and safeguarding area for sand and gravel. In addition, approximately 4.3ha of the site is within a water recycling a buffer zone serving as a significant constraint to development.</p>	
<p>Availability</p> <p>The site is controlled by a single company who support its development. There are no known legal restrictions impacting the site. The site promoter has stated that the site is available for development and will be delivered by a house builder.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all utilities and digital infrastructure are available from the site boundary. There are no significant topographical constraints within the site impacting the scope of development but there would be some landscape impact. Consultation with Cambridgeshire County Council is required to ascertain the most suitable access point from encompassing roads. The site is predominantly within a mineral safeguarding area and WRA which could significantly impact the capacity and layout of the site and therefore consultation and necessary assessments will be required prior to development to assess whether the impacted land is developable. The proposal would require sensitive design to ensure the character of Great Gidding Conservation Area, to the north of the site, is maintained. The electricity lines, as suggested by the site promoter, would need to be diverted, raising costs for the developer.</p>	~

<p>The cumulative impact of the constraints outlined are significant, negatively impacting the achievability of the proposal.</p>	
<p>Deliverability / developability</p> <p>There are significant constraints that would need to be overcome. There are no built structures to clear but there is a pond and trees within the middle of the site which will need to be considered in the design process. The site promoter seeks to deliver the site via a housebuilder and has stated the land will become available between 2024 and 2028. Development of the site is contrary to current policy so an allocation status would be required in order to develop the site.</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 within flood zone 1 with minimal risk of surface water flooding • Wholly classified as grade 3 agricultural land • Limited access to schools, employment opportunities and public transport • In close proximity to multiple culture and leisure facilities, natural green space and a local convenience store. • The scale and location of the site would likely fail to conserve the character and form of Great Gidding. • It is sufficiently remote from all of the designated nature assets but development in this location would need to be sensitive to Great Gidding Conservation Area to the north, a designated heritage asset. <p>In combination, the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is inappropriate for development due to key constraints arising from predominantly being in a WRC impacting the layout and capacity and potential for the scale and location of development causing significant landscape impact eroding the rural feel and character of Great Gidding.
--

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 is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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Great Gidding 4: St Gidding School, Great Gidding

Site reference	Great Gidding 4
Site name	St Gidding School, Great Gidding

Site address	Parish(es)	Site area (ha)
St Gidding School, Main Street, Great Gidding Cambridgeshire PE28 9EN (nearest postcode)	Great Gidding	0.207

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	TBC	1-2 years

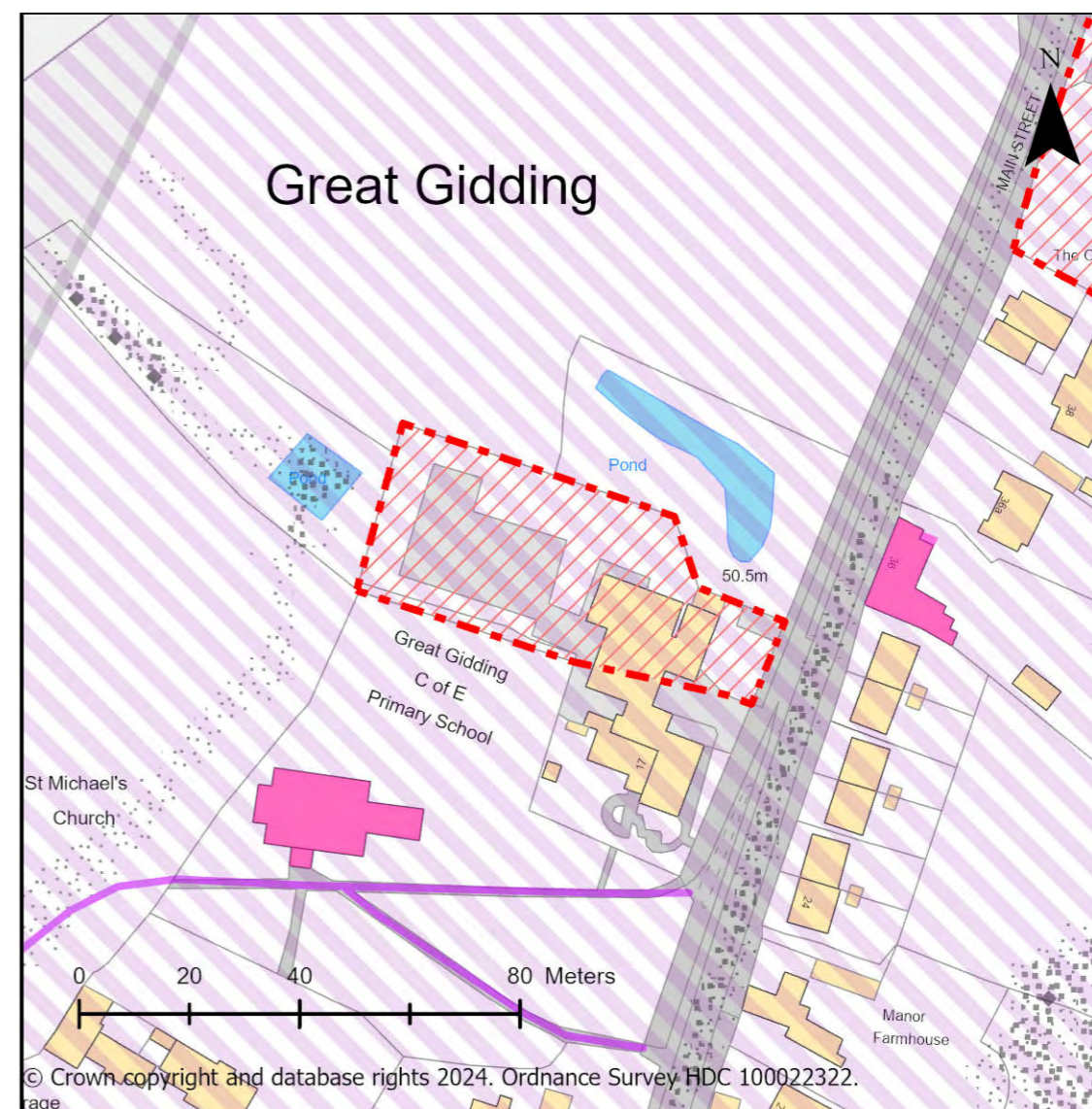
Core information

How was the site identified?	Call for Sites Submission 2023 - CfS 349
Relevant planning history	None relevant
Land type	Wholly previously developed land
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	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	No. The site is below 0.25 ha and the capacity has not been provided by the site promoter.	Fail



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, the site is below the required threshold for site size and the site promoter has not provided the capacity in the submission form.
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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 site has failed the threshold for minimum site size.	N/A	N/A

Updates after the Initial Assessment

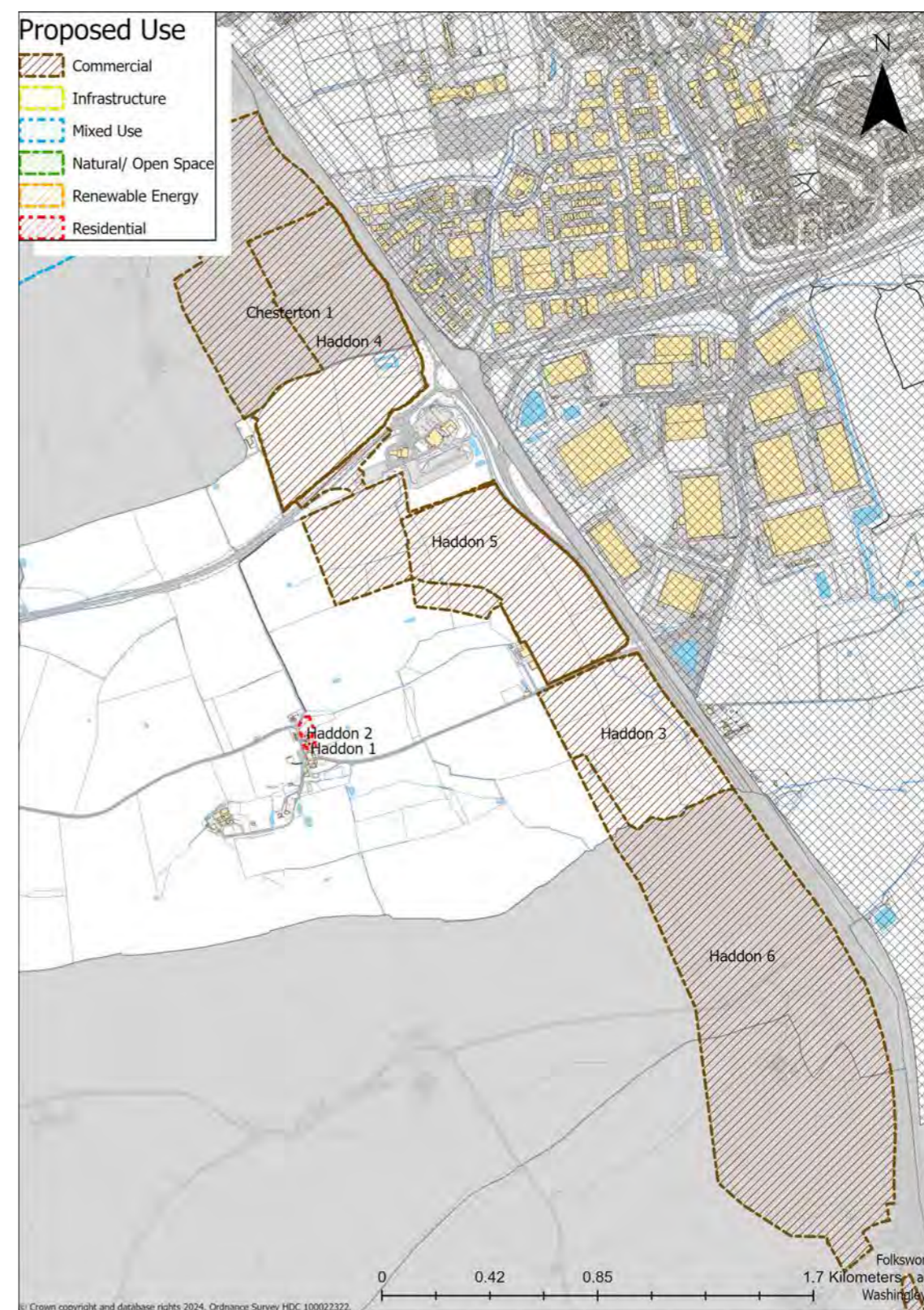
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10 Haddon

10.1 A total of 6 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Haddon 1: Manor Farm Yard, Haddon Road, Haddon
- Haddon 2: Orchard Field Allotment, Haddon Road, Haddon
- Haddon 3: Land West of A1 and South of Haddon House, Haddon
- Haddon 4: Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon - note that this site also partially falls within Chesterton parish, but it has been included under Haddon as most of the site lies within that parish area.
- Haddon 5: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon
- Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road - note that this site also partially falls within Morborne and Folksworth & Washingely parishes, but it has been included under Haddon as most of the site lies within that parish area.

10.2 Please note that 'Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)' also partially falls within Haddon parish, but it has been included under Chesterton as most of the site lies within that parish area.



10.3 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

Haddon 1: Manor Farm Yard, Haddon Road, Haddon

Site reference	Haddon 1
Site name	Manor Farm Yard, Haddon Road, Haddon

Site address	Parish(es)	Site area (ha)
Site is an old farm yard between Manor Farm Court and Selah. Post code PE7 3TR	Haddon 1	0.069 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Custom and self-build housing	1 plot	Approximately 2 years

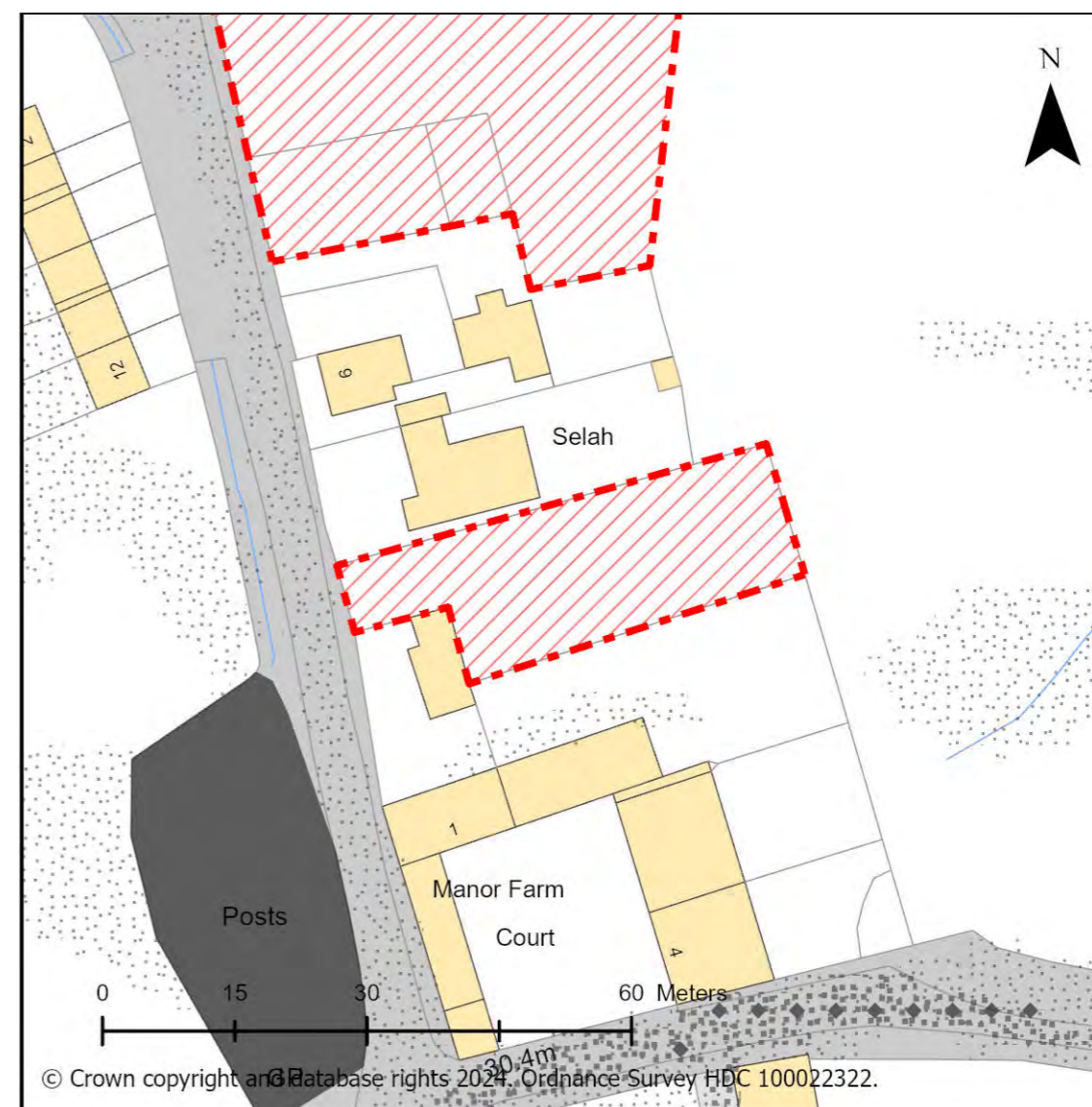
Core information

How was the site identified?	Call for sites submission 2023 - CfS 306
Relevant planning history	Application number: 1100256FUL Proposal: Erection of dwelling Outcome: Refused
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	No	Fail



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site has failed the fundamental constraints by being below the site size and number of homes threshold.
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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 site is below the required minimum site threshold required for detailed assessment.	N/A	N/A

Updates after the Initial Assessment

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Haddon 2: Orchard Field Allotment, Haddon Road, Haddon

Site reference	Haddon 2
Site name	Orchard Field Allotment, Haddon Road, Haddon (land north of 9 Haddon Road)

Site address	Parish(es)	Site area (ha)
Land North of 9 Haddon Road, Haddon. PE7 3TR	Haddon	0.32

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	2 plots	2-3 years

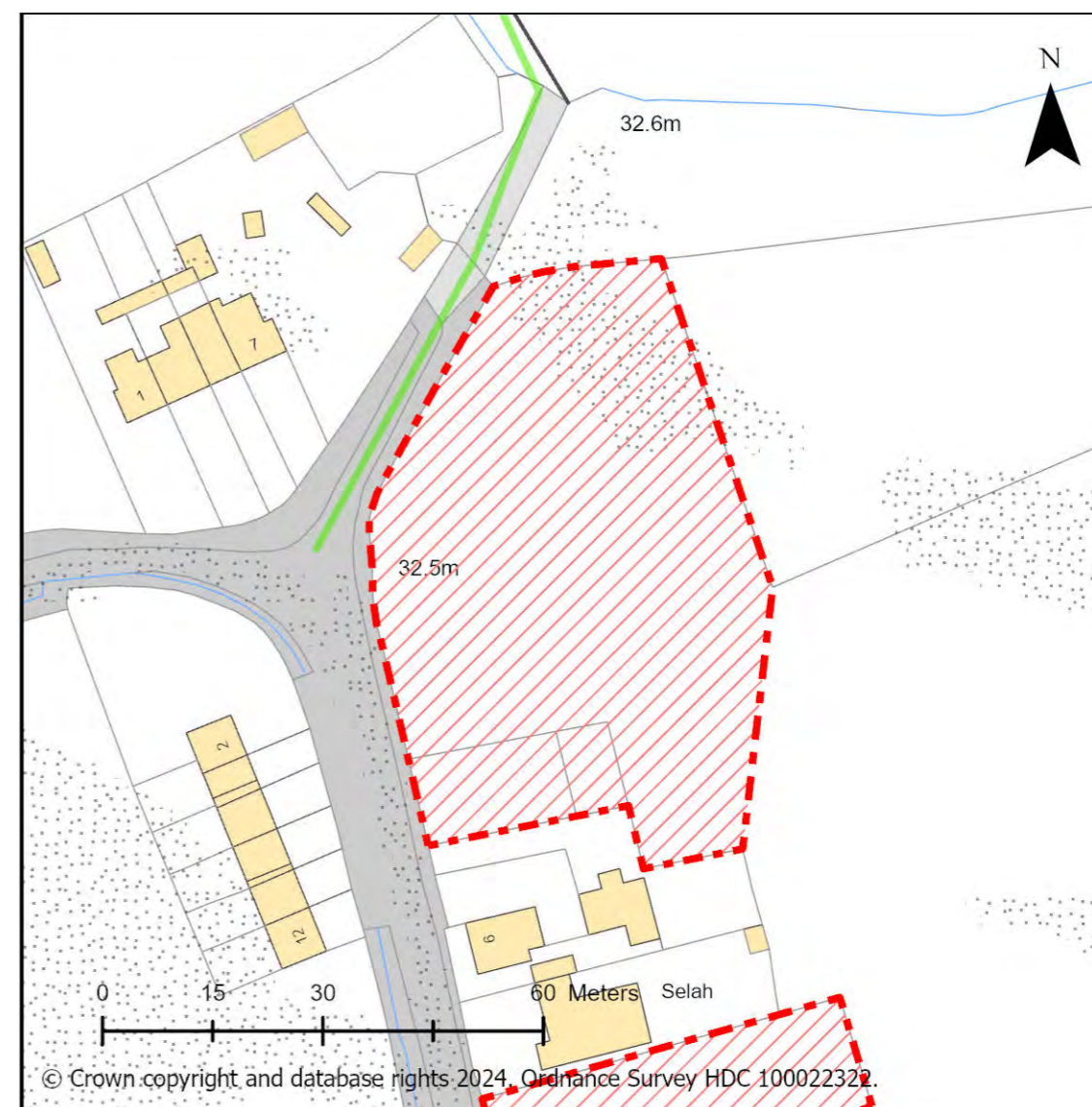
Core information

How was the site identified?	Call for sites submission 2023 - CfS 307
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural and garden 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 3 agricultural land. The site is wholly within flood zone 1 with no recorded risk of surface water flooding.</p> <p>The site is located in the north of Haddon. The topography within the site and surrounding land is broadly level, sloping gently down from west to east. There are no built structures within the site. The eastern and southern boundary is characterised by well established trees and hedgerow but is completely open to the east allowing views into the site from adjoining agricultural fields. Residential properties adjoin the site in the south and is opposite a row of houses to the west along Haddon Road.</p> <p>There is no known contamination on site or gas pipelines running through the site. There are electricity lines traversing the middle of the site from west to east and along the western boundary which could significantly constrain development. There are no designated heritage or nature assets within the site. Highway access could be achieved from Haddon Road.</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 wholly within the mineral safeguarding area for bricklay, consultation with Cambridgeshire County Council will be required to ascertain whether it is a workable resource that might constrain development.</p>	
<p>Availability</p> <p>The site is owned by a single individual/ company who supports it's development. There are no known legal restrictions impacting the site. The site will be directly delivered by the land owner.</p>	+
<p>Achievability</p> <p>The landowner has stated that utility and digital infrastructure is available from the site boundary except gas. Public highway access could be achieved via Haddon Road. There are no topographical constraints to overcome. The achievability of development is constrained by the electricity lines that run from west to east and along the western boundary which would impact the layout and capacity of the site but could be mitigated through effective design. However, mitigation could effect the viability of the site, particularly if the electricity line needs to be diverted. The site is in close proximity to the A1(M) and therefore may be subject to noise pollution.</p>	~
<p>Deliverability / developability</p> <p>There are no buildings that need to be cleared prior to development but to access the site it will likely require the removal of a dense treeline along the western boundary. The site is contrary to current planning policies and therefore is considered to be 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 the site:</p> <ul style="list-style-type: none"> • The site is wholly flood zone 1 with no recorded risk of surface water flooding • Wholly classified as grade 3 agricultural land. • Sufficiently remote from all of the designated nature and heritage assets. • The development is of a scale and location that could conserve the character of Haddon and be effectively integrated into the existing place and community. • Very limited access to services, amenities and key infrastructure such as public transport. <p>In combination, the outcomes of the LAA and SA indicate the site is:</p> <ul style="list-style-type: none"> • Is potentially appropriate for development requiring the impact of constraints arising from the electricity lines and potential removal of mature trees and hedgerow are fully understood, mitigated and viable. • Opportunity for small scale development in village location potentially conserving the character of Haddon.
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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 0.32</p> <p>70% net developable area to allow sufficient landscaping along eastern boundary, retention of mature trees and removing part of the site impacted by the electricity lines.</p> <p>0.32ha x 70% = 0.224 ha</p>	<p>Custom/ self-build housing</p> <p>Very low density of 25dph anticipated due to rural village location.</p> <p>Capacity = 0.224 ha x 25 dph = 6 homes</p>	<p>Land available 2024-2028</p> <p>Build out 2-3 years</p>

Updates after the Initial Assessment

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Haddon 3: Land West of A1 and South of Haddon House, Haddon

Site reference	Haddon 3
Site name	Land West of A1 and South of Haddon House, Haddon

Site address	Parish(es)	Site area (ha)
Land West of A1 and South of Haddon House, Haddon	Haddon	27.71

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Logistics and distribution	45,000 sqm to 90,000 sqm	Available 2024 - 2028 Build out over 5 years

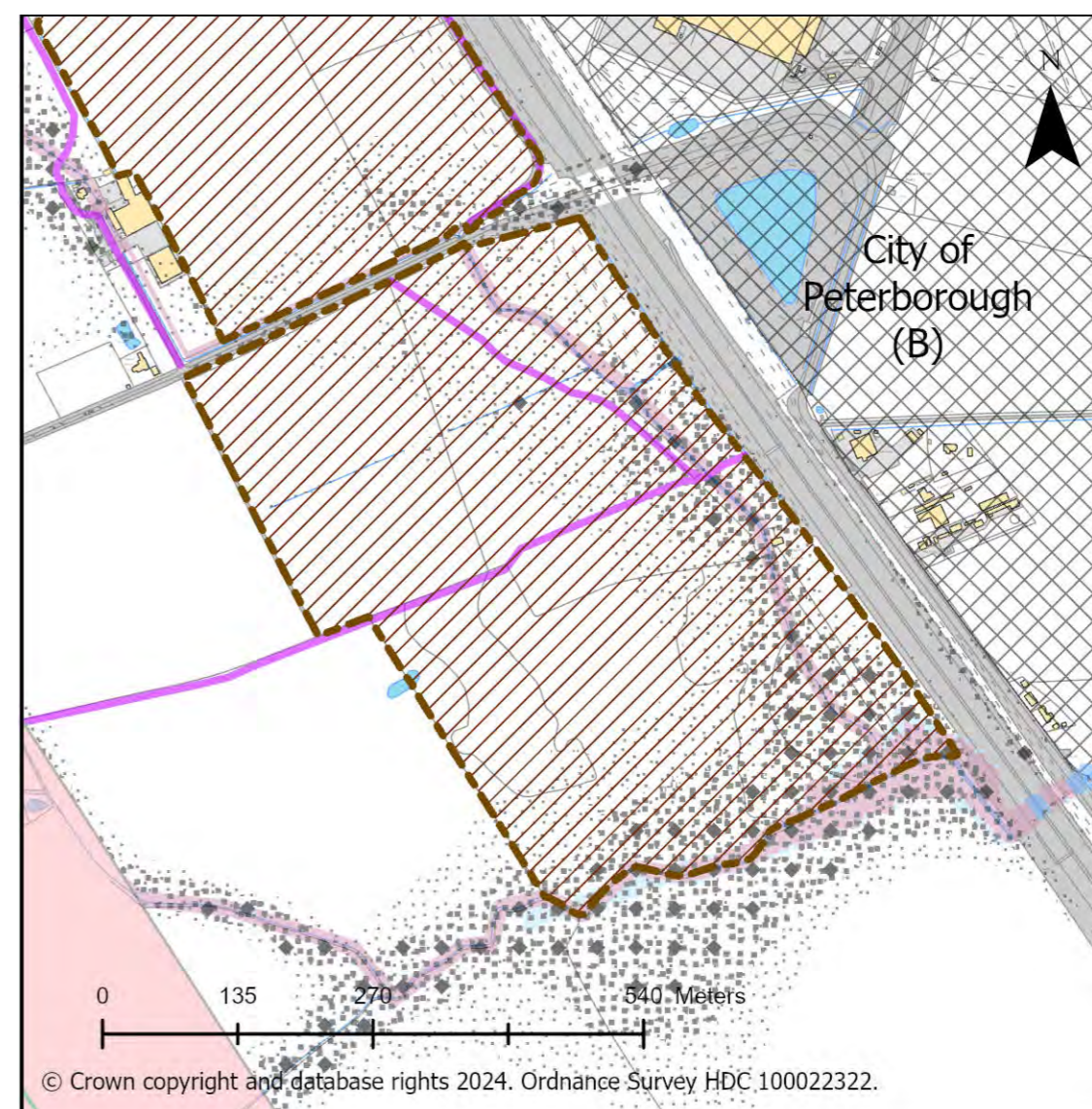
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:115
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	Some of the south eastern corner and eastern edge is within flood zone 3b	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 majority of the site is located within flood zone 1 but its southern edge and a channel along its eastern side is within flood zone 3b. This flood risk is associated with a drain that runs through the site. The site is significantly constrained by surface water flood risk covering over two thirds of the site. The site is wholly classified as grade 3 agricultural land. The site is broadly level and open with minimal vegetation along its western, eastern and northern boundaries. The elevated A1(M) provides views into the site. The site is more obscured on its southern edge from views. Haddon Nursery consists of various mature trees and vegetation within the southern half of the site, the removal of these trees would significantly alter the landscape by removing a local landscape feature. There are two public rights of way running the the site, one runs through the centre of the site. Therefore development would be visible form public vantage points. To the east is the A1(M) and Shark's Lodge and to the north, south and west is open countryside with some agricultural buildings and farmhouses nearby including Toon's Lodge.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Some telegraph poles run along Haddon Road and into the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. Access to the site could be achieved from Haddon Road however this is a single lane road which would require significant upgrades in order to accommodate large logistics vehicles. Additionally, to connect onto the A1(M), vehicles currently need to travel along Haddon Road underneath the A1(M) and carry on for some 2 miles along New Road to connect onto the A1(M) at junction 16. Engagement with Cambridgeshire County Council will be required to further assess the impact of this on the local road network and the feasibility of access but this is a key constraint to the achievability of developing this site.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.</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. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 5 years to complete.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart form gas supply which is not immediately accessible. The site is broadly level but there are public rights of way and Haddon Nursery within the site as well as</p>	-

<p>channels of land within flood zone 3b and telegraph poles which will impact the layout and potential achievability of developing the site. Additionally, there is likely to be significant impacts on the landscape arising form development. There is also potentially limited vehicular access appropriate to he nature and scale of the proposed development which will require engagement with Cambridgeshire County Council. The scale of the proposed development is also in isolation likely to be an insufficient scale in order to fund a new access or junction from the A1(M).</p>	
<p>Deliverability / developability</p> <p>The site is greenfield with several constraints impacting the site which cumulatively make developing the site very challenging. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.</p>	-

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No due to the cumulative constraints relating to landscape, trees, flood risk, public rights of way and telegraph poles on the site making the potential developable area of the site very small for the proposed development. Also access is very constrained from Haddon Road and connection onto the A1(M) to serve a logistics development with largescale vehicles is currently inadequate without substantial upgrades.</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

<p>HDC's net developable area calculation</p>	<p>HDC's anticipated uses and capacity</p>	<p>HDC's delivery estimate</p>
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Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A
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Updates after the Initial Assessment

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Haddon 4: Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon

Site reference	Haddon 4
Site name	Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon

Site address	Parish(es)	Site area (ha)
Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon	Haddon	45.97

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> • Employment • Logistics and distribution 	Total 71,535sqm floorspace (with B2 capped at 30%) broken down as follows: <ul style="list-style-type: none"> • 21,460.5sqm of B2 floorspace • 50,074.5sqm of B8 floorspace 	Available 2024 - 2028 Build out over 2 years

Core information

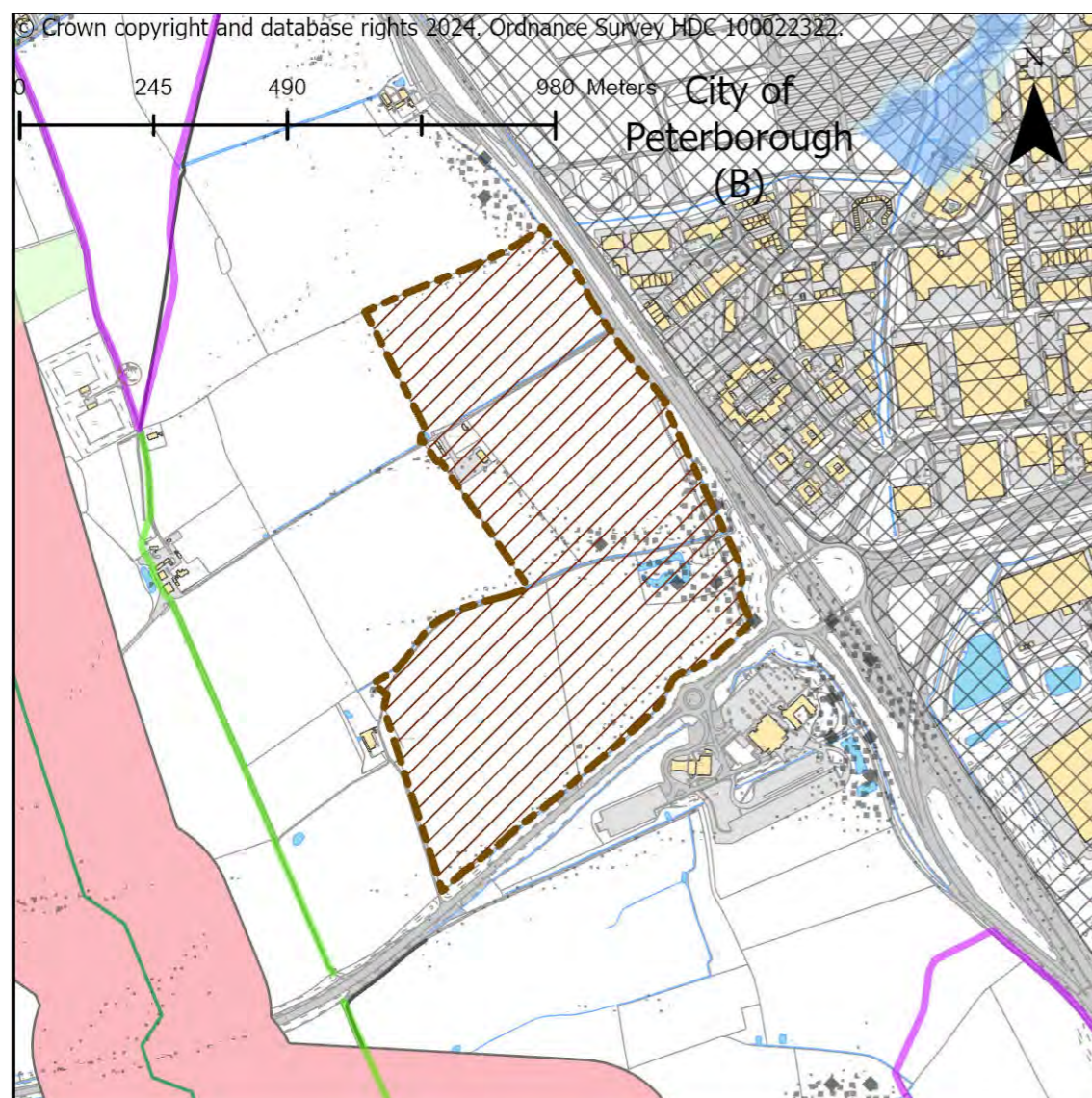
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:206
Relevant planning history	<ul style="list-style-type: none"> • Part of the site was subject to 22/00441/FUL for a hybrid planning application: Full permission sought for demolition of two dwellings, outbuildings and related structures- creation of access from the A605- highway works to Oundle Road Junction 17 of the A1(M)- and associated site infrastructure works compromising groundworks, internal access roads, strategic landscaping, creation of development plateaus and diversion of underground water pipe. Outline permission sought for the construction of industrial distribution units (use class B8) with ancillary offices

	(use class e(g)). All matters reserved except for access. This was withdrawn in March 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> • A1 West North (Option B) Covering Letter (June 2023) • A1 West (North) - Option B Site Specific Technical Promotion Document (June 2023), which includes the following technical notes as appendices: <ul style="list-style-type: none"> • Air Quality Technical Note • Arboricultural Technical Note • Archaeology Technical Note • Built Heritage Note • CGI Imagery • Constraints and Opportunities Plan • Drainage Technical Note • Ecology Technical Note • Geotechnical Summary Note • Landscape Technical Note • Lighting Technical Note • Site Concept Plan • Transport Technical Note • Utilities Technical Note • A1 West (North) Newlands Overarching Opportunity Document (June 2023) • A1 West (North) Huntingdonshire Logistics - Construction Phase Social Value Framework (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

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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The site lies between the A605 Oundle Road to the north and the A605 and Peterborough Motorway Services to the south, it is also west of the A1(M). The site has also been submitted under CfS:209 (see Chesterton 1 for site assessment) as part of a larger scheme. It is located on the north eastern edge of Huntingdonshire district with Peterborough City Council being on the other side of the A1(M). The site is immediately to the north of another site being promoted at A1 West (South) (see site Haddon 3 for site assessment).

The site is wholly within flood zone 1 with some surface water flood risk within the site. It is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished.

The site predominantly comprises a number of medium to large arable fields. The eastern part towards the A1(M) and Junction 17 is relatively flat with some parts gently sloping and the south western part rises towards the ridgeline and highest ground beyond the site to the west. The existing fields within the Site are generally divided by hedgerows with some drainage ditches. A cluster of buildings at Bottom Lodge Farm are located on the western side of the site, accessed via a track from the A1. A fishing pond, contained within existing trees is located close to the south-east corner of the site. The western side of the site is contained by the ridge of high ground that lies and the eastern side of the site is contained by the A1(M) road corridor, with the existing developed edge of Peterborough, immediately beyond.

There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the site and a communications mast is positioned close to the south-western corner of the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. Access is proposed from the A605, with pedestrian, cycle and bus access provided from Oundle Road. From the A605, there are connections to the A1(M). Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.

Availability

The site is in multiple ownership with all landowners supporting its development. The land has been promoted on behalf of a developer who part owns the site, the site promoter states that the remainder of the site is controlled by way of an option agreement. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.



<p>Achievability</p> <p>The site promoter identifies that the public highway and digital and telecommunications infrastructure are accessible from the site boundary, with gas supply and electricity supply not being immediately accessible, and mains water supply being accessible within the site. The site has good connections to the strategic road network but engagement with Cambridgeshire County Council will be required to determine if the proposed scale and type of development can be accommodated. The impact on the landscape and surrounding land uses are also key constraints to consider. It is noted that the surrounding wider area particularly to the east of the site within Peterborough City Council is rapidly evolving with largescale logistics and warehousing development at Peterborough Gateway and Great Haddon.</p>	~
<p>Deliverability / developability</p> <p>The site is greenfield with some buildings on site to clear. There are several constraints impacting the site which cumulatively make developing the site challenging, most notably relating to landscape and access/traffic flows. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028 with the site having an options agreement already in place. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this the site is categorised as being developable.</p>	~

detailed masterplanning will be required to address landscape impact and ensure effective integration

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

- Is potentially appropriate for an employment scheme. Landscaping is a key consideration in the masterplanning of any scheme.
- Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development, particularly the main point of access being an additional turning from the roundabout on the A605 before junction 16 of the A1(M)
- Telegraph poles running through the larger parcel which will impact the masterplanning of the site
- Sustainable drainage will be required to mitigate the surface water flood risk

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 45.97 ha</p> <p>Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to the land levels and need for landscaping, some flood attenuation and access route and connection off the roundabout from the A605, the net developable area will be used.</p> <p>Accounting for this the net developable area of 50% will be used.</p> <p>45.97 ha x 50% = 23 ha</p>	<p>Commercial - employment & logistics/distribution</p> <p>The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, with B2 capped at 30% of the floorspace.</p> <p>The 0.4 plot ratio is most appropriate to use to calculate an indicative capacity for B2 and B8 uses:</p> <p>0.40 plot ratio x 23 ha = 9.2 ha of land for employment uses</p> <p>equating to 92,000 sqm.</p> <p>Using the split provided by the site promoter between B2 and B8 use this could provide:</p>	<p>Available post 2028, subject to allocation status.</p> <p>Build out over more than 5 years (site promoter anticipates 2 years)</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 greenfield land consisting of grade 3 agricultural land
- Is within flood zone 1 but there area areas at risk from surface water flooding
- Is remote from natural greenspace
- It has very limited accessibility to a local shop and local services and facilities
- It is remote from public transport options so could incentivise car usage if improvements were not made or if adequate footpath and cycle path connections were not made
- It could provide employment development that could support job creation
- May be subject to higher levels of air, light and noise pollution arising from its proximity to the A1(M) and be of a scale that could result in additional pollution
- Is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<ul style="list-style-type: none"> • 30,667 sqm for B2 use • 61,333 sqm for B8 use 	

Updates after the Initial Assessment

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Haddon 5: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon

Site reference	Haddon 5
Site name	Land at A1 West (South) - South of Peterborough Motorway Services, Haddon

Site address	Parish(es)	Site area (ha)
Land at A1 West (South) - South of Peterborough Motorway Services, Haddon	Haddon	48.24

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> • Employment • Logistics and distribution 	Total 139,355sqm floorspace (with B2 capped at 30%) broken down as follows: <ul style="list-style-type: none"> • 41,806sqm of B2 floorspace • 97,548.5sqm of B8 floorspace 	Available 2024 - 2028 Build out over 2 years

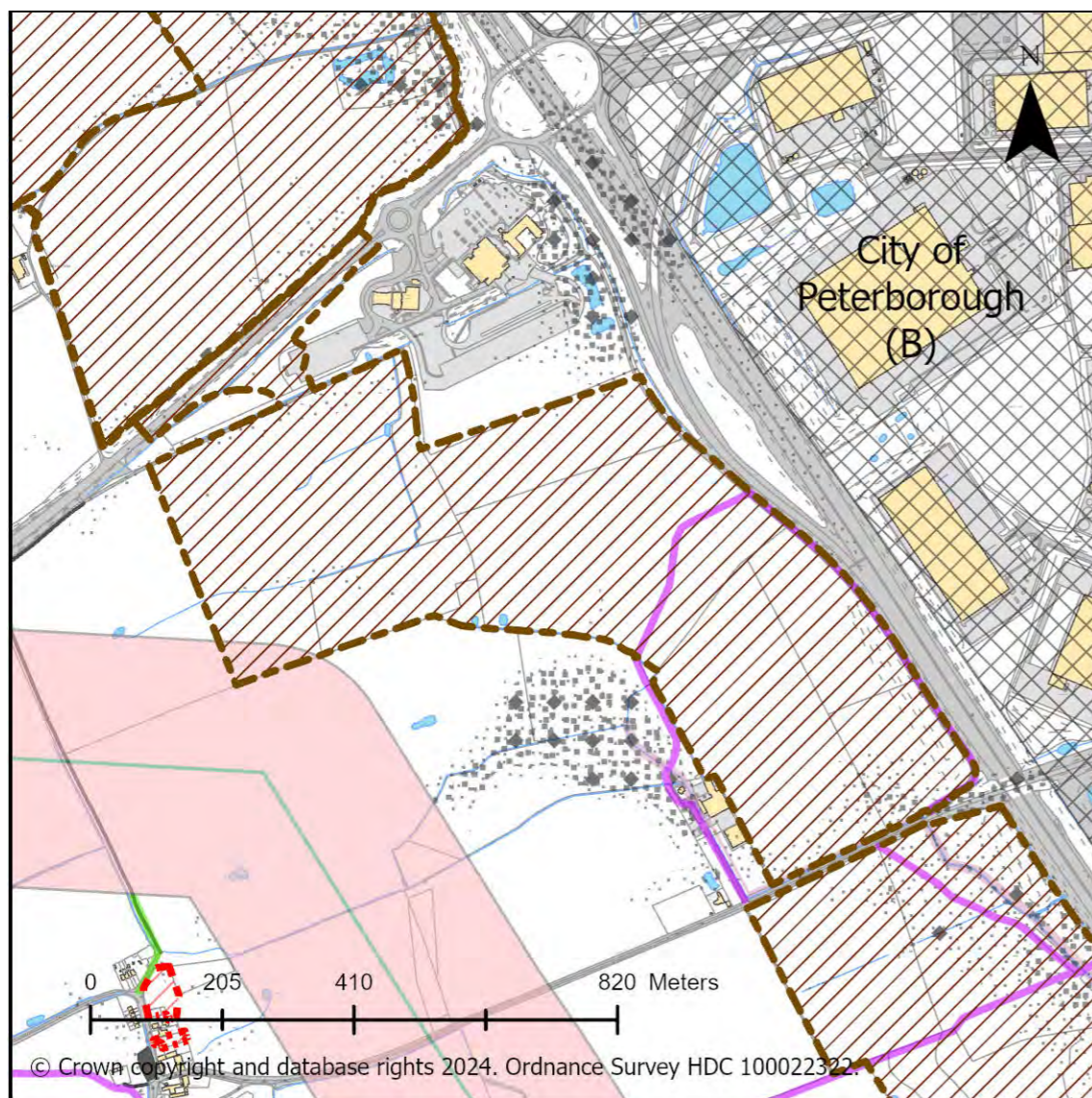
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:212
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"> • A1 West South Covering Letter (June 2023) • A1 West (South) - Site Specific Technical Promotion Document (June 2023), which includes the following technical notes as appendices:

<ul style="list-style-type: none"> • Air Quality Technical Note • Arboricultural Technical Note • Archaeology Technical Note • Built Heritage Note • CGI Imagery • Constraints and Opportunities Plan • Drainage Technical Note • Ecology Technical Note • Geotechnical Summary Note • Landscape Technical Note • Lighting Technical Note • Site Concept Plan • Transport Technical Note • Utilities Technical Note 	<ul style="list-style-type: none"> • A1 West (South) Newlands Overarching Opportunity Document (June 2023) • A1 West (South) Huntingdonshire Logistics - Construction Phase Social Value Framework (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
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



by a combination of the A1, Junction 17, A605 and a service area to the north, east and north east. To the south and west is further farmland, woodland and hedgerows, and a minor watercourse/ wet ditch. The site is not level with the western part of the site comprising rising ground, which continues to rise beyond the boundary to the west. The majority of the site is relatively lower lying sloping down towards in the central and eastern part of the site. Land levels reduce by some 20m or so so development on the higher ground would result in a significant landscape impact. The A1(M) forms a landscape buffer to the east as does the A605 and Peterborough Motorway Services to the north. The site is much more open to the south and west where it adjoins open countryside. There are agricultural buildings and a single dwelling adjacent to the site's south western corner accessed from Haddon Road. The site has a public right of way within its south eastern section so development will be visible from a public vantage point.

There is no known contamination on site and no oil or gas pipelines running through the site. Along some of the site's western boundary, a smaller part of the site falls within the buffer zone of an oil pipeline. Telegraph poles run through the site. The site's proximity to the strategic road network mean that development is at greater risk from air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. However, the site promoter has identified the north western corner of the site as having potentially significant archaeology which will require further investigation. The concept plan for the site shows that no built development is proposed on this part of the site. Access is proposed from the A605, with pedestrian, cycle and bus access provided from Haddon Road. From the A605, there are connections to the A1(M) via Junction 17. Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.

Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site lies between the A605 and Haddon Road, west of the A1(M) Junction 17. It is located on the north eastern edge of Huntingdonshire district with Peterborough City Council being on the other side of the A1(M). The site is immediately to the south of another site being promoted at A1 West (North) (see site Haddon 5 and Chesterton 1 for site assessments).</p> <p>The site is wholly within flood zone 1 with some surface water flood risk within the site. It is wholly classified as grade 3 agricultural land and is currently in agricultural use consisting of several small and medium sized fields. The site is relatively well defined and contained</p>	~
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<p>Availability</p> <p>The site is controlled by a developer company who supports its development. There is an option agreement in place on the land. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.</p>	+
<p>Achievability</p> <p>The site promoter identifies that mains water supply, the public highway and digital and telecommunications infrastructure are accessible from the site boundary with gas supply and electricity supply not being immediately accessible. The site has good connections to</p>	~

<p>the strategic road network but engagement with Cambridgeshire County Council will be required to determine if the proposed scale and type of development can be accommodated. The impact on the landscape and surrounding land uses are also key constraints to consider as well as the public right of way which runs through the site. It is noted that the surrounding wider area particularly to the east of the site within Peterborough City Council is rapidly evolving with largescale logistics and warehousing development at Peterborough Gateway and Great Haddon.</p>	
<p>Deliverability / developability</p> <p>The site is greenfield with several constraints impacting the site which cumulatively make developing the site very challenging. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028 with the site having an options agreement already in place. The proposal is currently not supported under current local policy so an allocation status would be required. 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"> • The site is greenfield land consisting of grade 3 agricultural land • Is within flood zone 1 but there area areas at risk from surface water flooding • Is remote from natural greenspace • It has very limited accessibility to a local shop and local services and facilities • Has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising exiting public rights of way • Connections to the road network could incentivise car usage if improvements were not made to the public transport and active transport network • It could provide employment development that could support job creation • May be subject to higher levels of air, light and noise pollution arising form its proximity to the A1(M) and be of a scale that could result in additional pollution • Is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact and ensure effective integration • There may be archaeological potential on the site
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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 potentially appropriate for an employment scheme. Landscaping is a key consideration in the masterplanning of any scheme. • Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development, particularly the main point of access from the A605 • Telegraph poles running through the site which will impact the masterplanning of the site • Sustainable drainage will be required to mitigate the surface water flood risk • Masterplan will need to incorporate existing public rights of way and consider the location of built development in relation to the potential archaeology on the site
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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 of 48.28 ha</p> <p>Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to the land levels and need for landscaping, some flood attenuation, incorporation of public rights of way and access route from the A605, the net developable area will be used. Accounting for this the net developable area of 60% will be used.</p> <p>89.05 ha x 60% = 28.97 ha</p>	<p>Commercial - employment and logistics/ distribution</p> <p>The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, with B2 capped at 30% of the floorspace.</p> <p>The 0.4 plot ratio is most appropriate to use to calculate an indicative capacity for B2 and B8 uses:</p> <p>0.40 plot ratio x 28.97 ha = 11.588 ha of land for employment uses</p> <p>equating to 115,880 sqm.</p> <p>Using the split provided by the site promoter between B2 and B8 use this could provide:</p> <ul style="list-style-type: none"> • 34,764 sqm for B2 use • 81,116 sqm for B8 use 	<p>Available post 2028, subject to allocation status.</p> <p>Build out over more than 5 years (site promoter anticipates 2 years)</p>

Updates after the Initial Assessment

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Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road

Site reference	Haddon 6
Site name	Land West of A1(M) between junctions 16 and 17, and South of Haddon Road

Site address	Parish(es)	Site area (ha)
Land West of A1(M) between junctions 16 and 17, and South of Haddon Road	Haddon; Morborne; Folksworth & Washingley	188.24

Promoter's Intentions

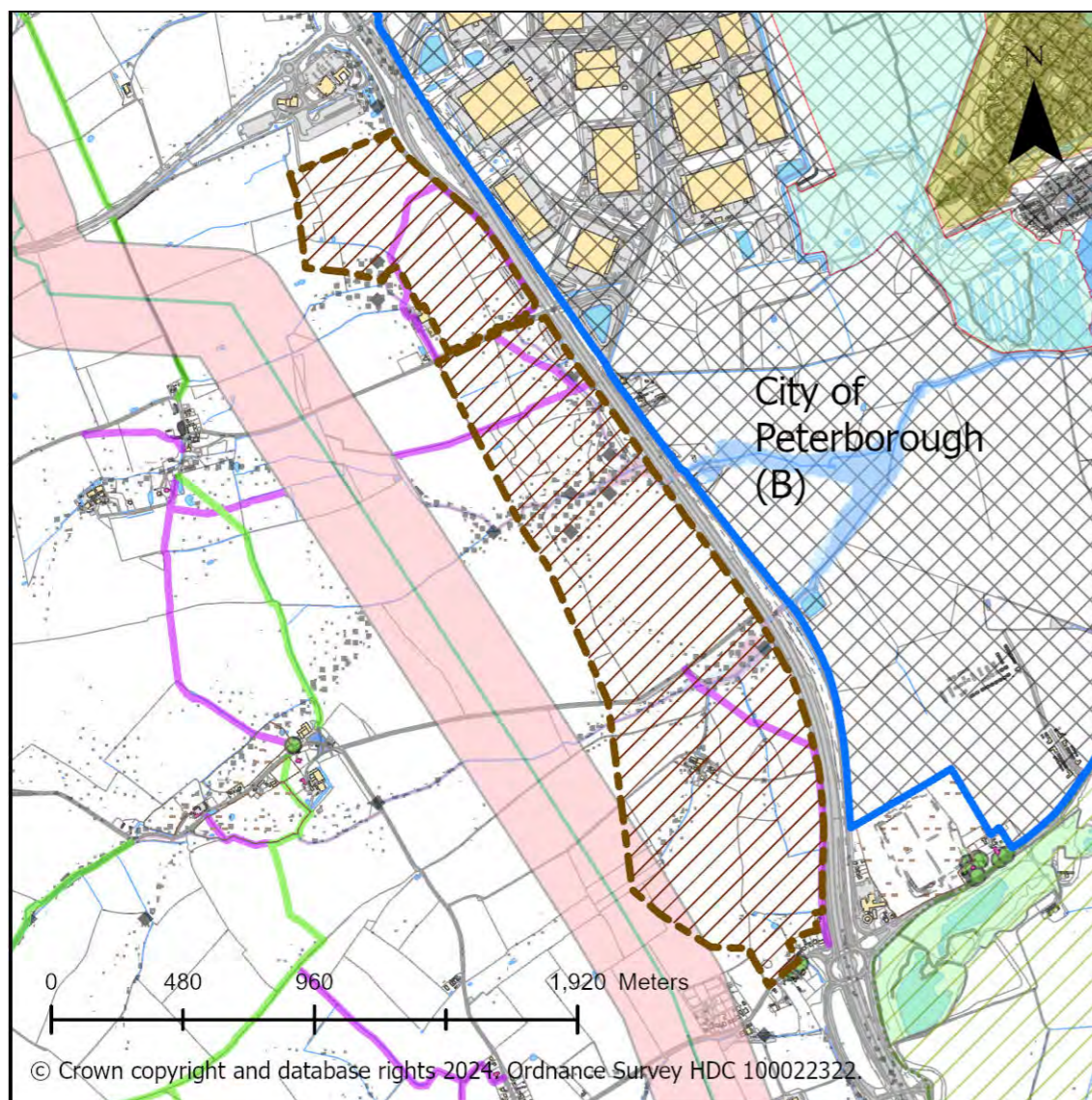
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> • Employment Infrastructure: <ul style="list-style-type: none"> • Transport and parking/lorry parking Open space uses: <ul style="list-style-type: none"> • Natural green or open space • Biodiversity net gain opportunities • Land to safeguard against flooding 	418,100sqm of industrial floorspace, split between B2/B8 to be confirmed Capacities for other land uses not provided	Available 2024 - 2028 Build out over 5-10 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2415
Relevant planning history	None relevant
Land type	Greenfield land with a small amount of previously developed land
Current use of the site	Agricultural land with an existing dwelling within the site
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Channels of flood zone 3b across the site but this accounts for less than 10% 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
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



The majority of the site is located within flood zone 1 but there are channels of water running through the site which fall within flood zone 3b. This accounts for less than 10% of the total site area. These areas at higher risk of fluvial flood risk are also at greater risk from surface water flood risk. Pockets of surface water flood risk are found throughout the site, some are at quite high risk. The site is wholly classified as grade 3 agricultural land. The site is broadly level but gently elevates up to its western edge. It is generally open with minimal vegetation along its western, southern and northern boundaries. The elevated A1(M) provides views into the site but there is vegetation along it to screen the site from view. Haddon Nursery and Morborne Thorns consists of various mature trees and vegetation within the site, the removal of these trees would significantly alter the landscape by removing a local landscape feature. There are several public rights of way running through both parcels of the site, including through the centre of the site. Therefore, development would be visible from public vantage points. To the east is the A1(M), it largely consists of agricultural fields but there are some properties and farms within the site such as Venetian Lodge and Shark's Lodge. The site is very large and would have a substantial urbanising effect on the landscape fundamentally altering the character of the landscape and the setting of several villages.

There is no known contamination on site and no oil or gas pipelines running through the site. The site's south western corner does fall within the buffer zone of an oil pipeline. Some telegraph poles run along Haddon Road and into the site. The site's proximity to the strategic road network mean that development is at greater risk from air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. There are however some trees protected by a Tree Preservation Orders adjacent to the site's southern boundary. There are several areas of densely wooded areas (Haddon Nursery and Morborne Thorns) which will not be benefiting from statutory protection from important landscape features. Access to both parcels could be possible from Haddon Road however this is a single lane road which would require significant upgrades in order to accommodate large logistics vehicles and development of this scale. Additionally, to connect onto the A1(M), vehicles currently need to travel along Haddon Road underneath the A1(M) and carry on for some 2 miles along New Road to connect onto the A1(M) at junction 16. Engagement with Cambridgeshire County Council will be required to further assess the impact of this on the local road network and the feasibility of access but this is a key constraint to the achievability of developing this site.

The site is predominately greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.

Assessment of Site Potential

Context, constraints and potential suitability

This is a large site consisting of two parcels of land. The larger extended between Folksworth Road and Haddon Road, the smaller northern parcel is between Haddon Road and the A605 south of Peterborough Services. The site includes land also submitted under Haddon 3 (Land West of A1 and South of Haddon House, Haddon), Haddon 4 (Land at A1 West (South) - South of Peterborough Motorway Services, Haddon) and Folksworth and Washingley 2 (Land adjacent A1 at Norman Cross, Folksworth).

Availability

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<p>The site is controlled by multiple owners with legal land control agreements being finalised. Development is supported by all owners. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 5 to 10 years to complete. The site promoter states that technical work is ongoing and further details will be provided in due course.</p>	
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is broadly level but there are public rights of way and areas of established woodland within the site as well as channels of land within flood zone 3b and telegraph poles which will impact the layout and potential achievability of developing the site. The scale of the site is substantial and will fundamentally urbanise the landscape along the A1(M) to a scale that would detrimentally impact the landscape and the character of the northern part of the district. Additionally, there is likely to be significant impacts on the landscape arising from development. There is also potentially limited vehicular access appropriate for the nature and scale of the proposed development which will require engagement with Cambridgeshire County Council. The scale of the proposed development is also in isolation likely to be an insufficient scale in order to fund a new access or junction from the A1(M).</p>	-
<p>Deliverability / developability</p> <p>The site is largely greenfield with several constraints impacting the site which cumulatively make developing the site very challenging. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.</p>	-

	logistics development with largescale vehicles is currently inadequate without substantial upgrades.
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Impact of the Sustainability Appraisal on the assessment

The site has not progressed 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
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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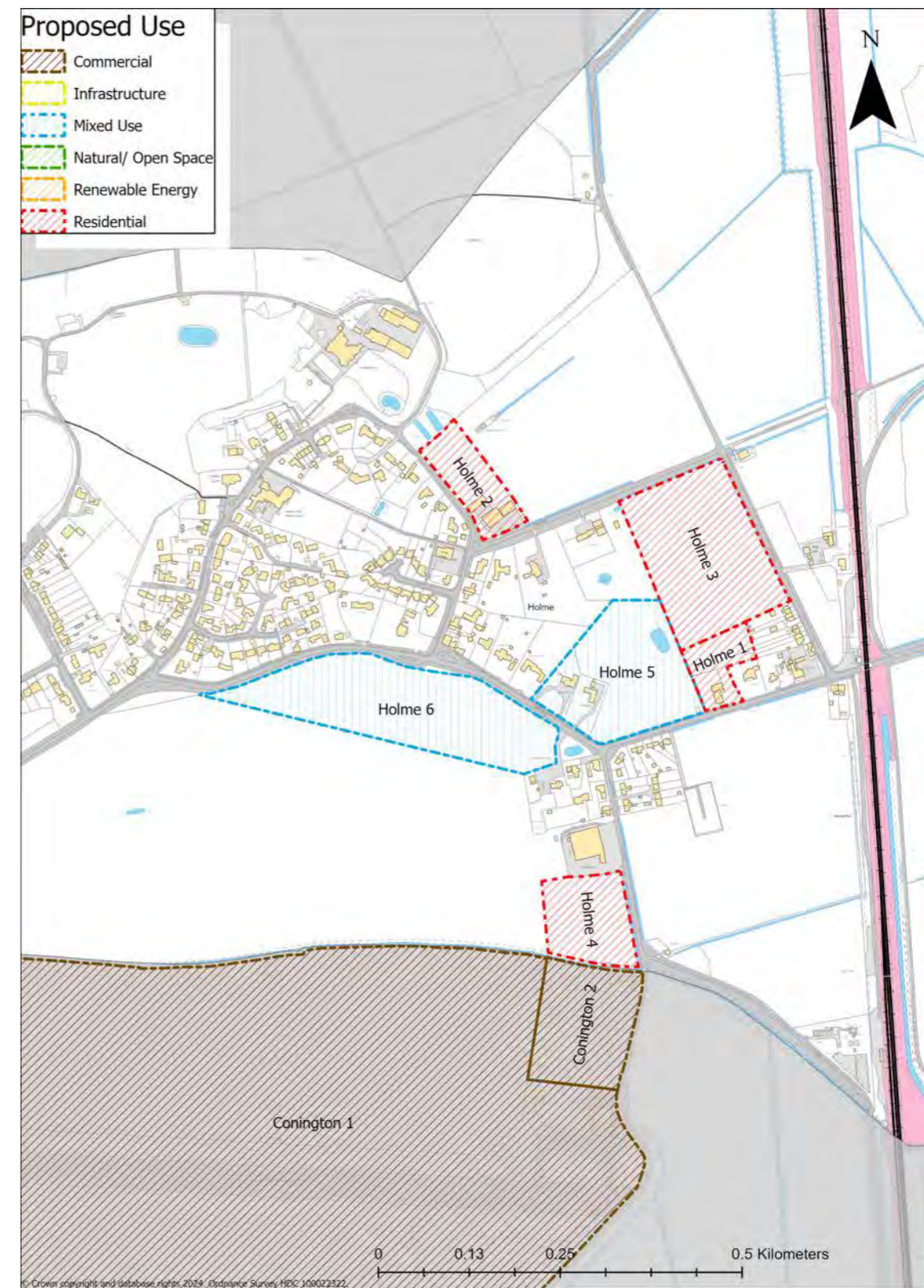
Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No due to the cumulative constraints relating to landscape, trees, flood risk, public rights of way and telegraph poles. The scale of the site is fundamentally unacceptable due to the urbanising impact it would have on the landscape. Also, access is very constrained from Haddon Road and connection onto the A1(M) to serve a</p>
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11 Holme

11.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Holme 1: Land at 39 Station Road, Holme
- Holme 2: Land at Church Street/ Short Drove, Holme
- Holme 3: Yaxley Road, Holme
- Holme 4: Land off Pingle Bank, Holme
- Holme 5: Land to North of Station Road, Holme
- Holme 6: South of Station Road, Holme



11.2 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

Holme 1: Land at 39 Station Road, Holme

Site reference	Holme 1
Site name	Land at 39 Station Road, Holme

Site address	Parish(es)	Site area (ha)
39 Station Road Holme PE7 3PH	Holme	0.69ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and Affordable Housing	Unknown	1-2 years

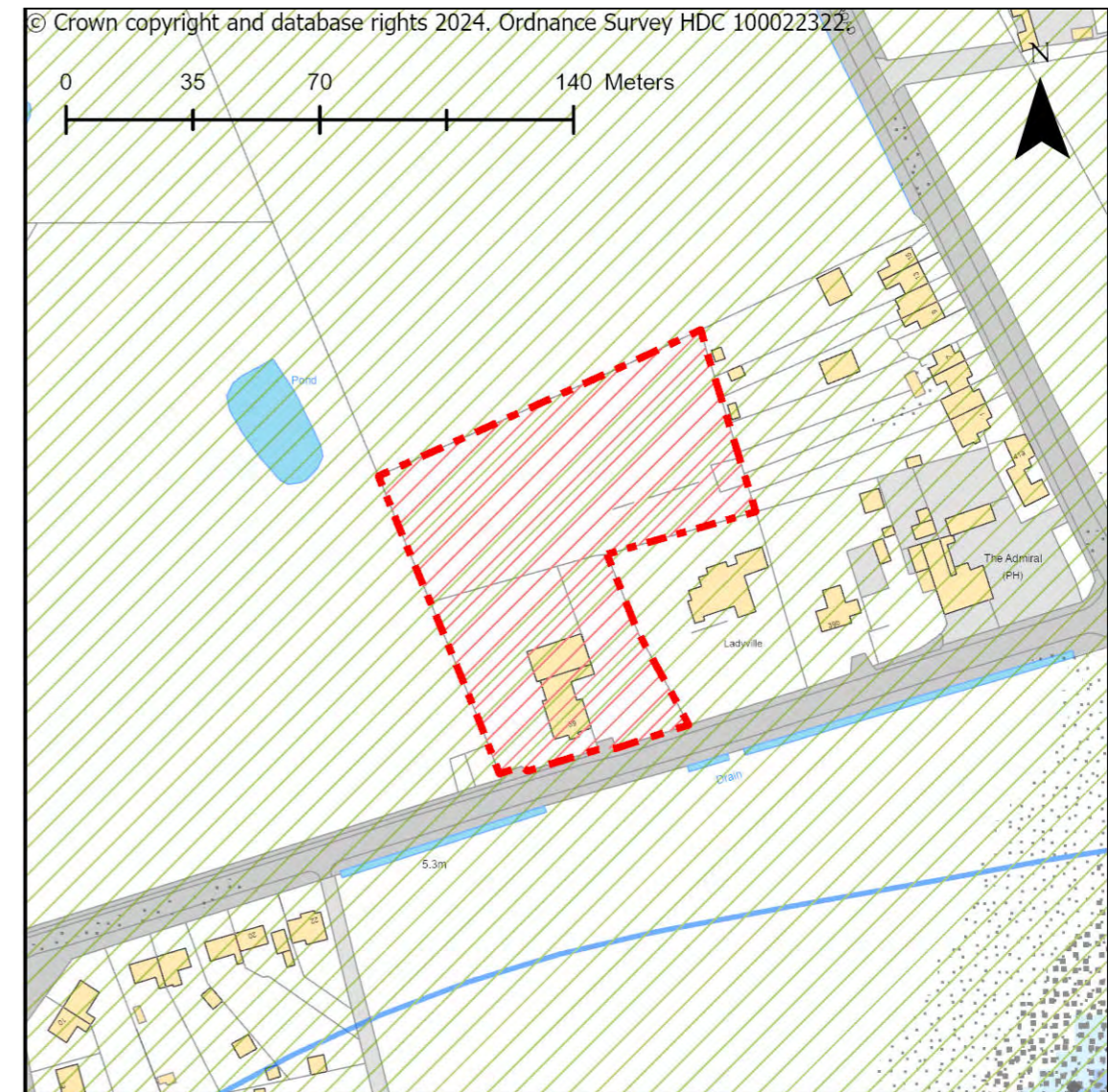
Core information

How was the site identified?	Call for Sites Submission 2023 - CfS 38
Relevant planning history	None relevant
Land type	Part previously developed and part greenfield land
Current use of the site	Residential, garden 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 within flood zone 1 with no recorded risk of surface water flooding. The site is wholly classified as grade 2 agricultural land. The site is located north of Station Road on the eastern edge of Holme, separate from the main residential area by a relatively greenfield land to the west. The land within and surrounding the site is broadly

<p>level reflecting the flat nature of Holme. In the south of the site there is an existing, in use, residential property, the remaining land being greenfield/ garden land. The eastern boundary adjoins to the curtilage of residential properties along Station and Yaxley Road but is well screened by the well established trees and hedgerow that wholly border the site, also shielding the greenfield land beyond the northern and western boundary. However, the site is wholly within the Great Fen Landscape and Visual Setting.</p> <p>There is no known contamination on site or gas pipelines running through the site. There are no known heritage assets or nature conservation designations within the site.</p> <p>Highway access may be achieved via Station Road, using the existing driveway for the residential property within the site as a route to access the remaining part of the site. Consultation with Cambridgeshire County will be required to understand the most feasible access point.</p> <p>The site offers no opportunity to contribute to regeneration or reuse of previously developed land. All of the site is within a mineral safeguarding area for Brickley, consultation with Cambridgeshire County Council will be required to ascertain if this is a workable resource that might constrain development.</p>	
<p>Availability</p> <p>The site is controlled by a single family who support its development. There are no known legal restrictions impacting the site. Current residential use will need to be incorporated into the scheme. The site promoter intends to sell the land to a third party once the allocation status has been acquired and has stated that the land will become available for development between 2024 - 2028.</p>	+
<p>Achievability</p> <p>The landowner has stated that all utilities, except gas, and digital infrastructure are available from the site boundary. Highway access into the site could be achieved from Station Road, however the existing driveway/ track for current residential use will need to be upgraded to ensure appropriate highway access to the northern part of the site. Clarification on whether garden land/ driveway could act as feasible access in terms of size and impact on residential amenity of the current residence would be required prior to development. Without this information this is a significant constraint to the achievability of the site. The site is approximately 150m (as the crow flies) from a railway line potentially exposing the site to noise pollution. There are no significant topographical constraints to overcome. The site promoter has stated there will be no demolition of the in-use residential property which could potentially limit the capacity of the site and would need to be incorporated into the design process.</p>	~
<p>Deliverability / developability</p>	~

There are no built structures to clear as the site promoter has stated there will be no demolition on site. The landowner seeks allocation status and therefore 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

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

- The site is mostly greenfield, classified as grade 2 agricultural land.
- Part of the site is previously developed, there is an existing residential property which will not be impacted by the development.
- The site is wholly within flood zone 1 with no recorded risk of surface water flooding.
- Access to natural green space and some culture and leisure facilities
- Very limited access to shops, employment and public transport.
- Limited relationship to the main concentration of residential development.
- Limited landscape impact if trees and hedgerow retained.
- In close proximity to designated nature assets, namely Holme Fen and the Great fen Project Area. It is sufficiently remote from designated heritage assets.

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

- Not appropriate for development due to the constraints arising from the achievability of highway access given the retention of existing residential property and amenity impact on said property.
- Would create an extension to the village with limited relationship to the main concentration of residential development within the village and therefore infrastructure and services.

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 is inappropriate for development due to uncertainty of access,	N/A	N/A

Updates after the Initial Assessment

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Holme 2: Land at Church Street/ Short Drove, Holme

Site reference	Holme 2
Site name	Land at Church Street/Short Drove, Holme

Site address	Parish(es)	Site area (ha)
Land at Church Street/Short Drive, Home	Holme	1.1

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10-15	2 years

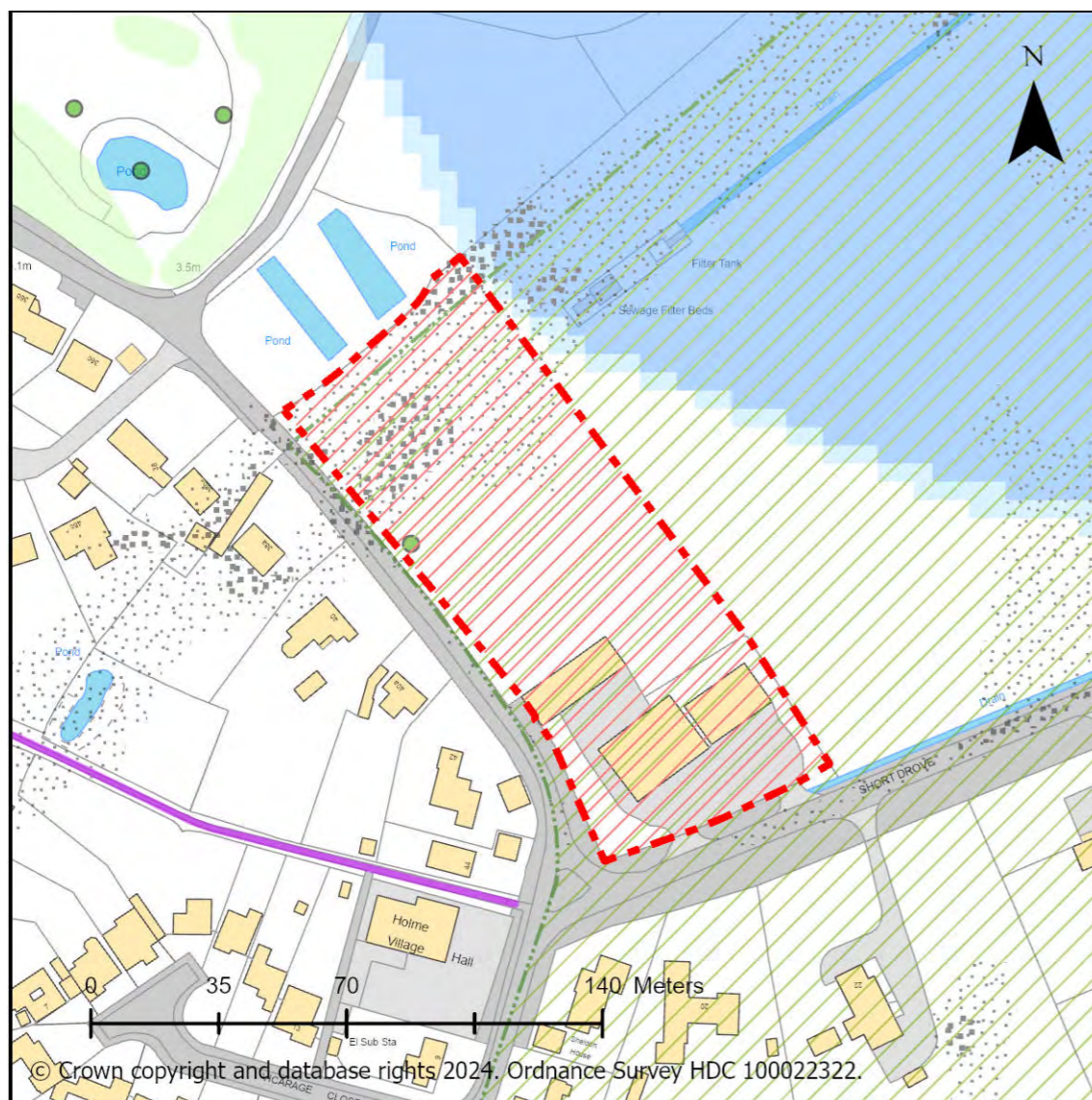
Core information

How was the site identified?	Call for Sites Submission 2023 - CfS 157
Relevant planning history	<p>Application number: 18/01819/OUT</p> <p>Proposed development: Residential development of up to 10 dwellings</p> <p>Outcome: Refused</p> <p>Application number: 19/00819/PIP</p> <p>Proposed development: Residential development of up to 10 dwellings</p> <p>Outcome: Refused.</p> <p>Application number: 24/00568/PMBPA</p> <p>Proposed development: Existing agricultural building to proposed single storey accommodation of three x two bedroom dwellings each 75sqm</p>

	Status: Pending Consideration
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
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 3 agricultural land. The site is within flood zone 1 but is at risk of surface water flooding on the northern half of the site.</p> <p>The site is located on the north eastern edge of the built up area within Holme. The land within and surrounding the site is broadly level. There is an agricultural building located to the south of the site. The boundaries of the site are predominantly open, allowing long distance views into the site from adjoining roads (Church Street and Short Drove) and</p>	~
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<p>countryside, except to the north where there is a dense tree line. There could be significant landscape impact due to the flat topography of the site and surrounding land and the open boundaries. In addition, the site is within the Great Fen Visual and Landscape Setting.</p> <p>There may be odour issues due to the sewage filter beds neighbouring the site to the east. Highway access may be achieved from Short Drove or Church Street. There is no known contamination on site or gas pipelines running through the site. An electricity line runs along the western boundary. There are no known heritage assets or nature conservation designations within the site. However, there is a TPO for a tree on the western side of the site which could constrain development.</p> <p>The site is wholly greenfield land and therefore offers no opportunities for regeneration or use of previously developed land.</p> <p>The site is wholly within a mineral safeguarding area for sand and gravel, consultation with Cambridgeshire County Council will be required to ascertain whether this is a workable resource that might constrain development.</p>	
<p>Availability</p> <p>The site is owned by a single family/ company who support it's development. The land is controlled by the developer. There are no legal constraints to overcome. The development was expected to become available by 2023, the site promoter stating that the site is available immediately for development.</p>	+
<p>Achievability</p> <p>The site promoter has stated that electricity and water is available within the site and digital infrastructure is accessible from the site boundary. Gas is not immediately available.</p> <p>Highway access could be achieved from Short Drove, consultation with Cambridgeshire County Council will be required to ascertain the most feasible access point. There are no significant topographical challenges to overcome. The electricity line may impact the layout of the site and suggests Short Drove would be more appropriate for highway access. Agricultural buildings to the south of the site would need to be cleared and an odour assessment may be required to understand the impact of the sewage filter beds to the north. The TPO will need to be incorporated into the design process to protect the tree. There will likely be significant adverse landscape from the development but appropriate screening aligning to the vegetation typical of the area may overcome constraint. It may also be contrary to the aims of the Great Fen.</p> <p>The constraints outlined have the potential to be mitigated following the necessary through appropriate assessments, consultations and sufficient design and therefore the site is considered to be achievable.</p>	~

Deliverability / developability	~
The site is contrary to current policy and therefore allocation status would be required.	

Updates after the Initial Assessment

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 the site:</p> <ul style="list-style-type: none"> • The site is within flood zone 1 but at some risk of surface water flooding • It is greenfield, classified as grade 3 agricultural land with significant built structures that could be reused or recycled • Natural green space is very accessible. • Limited access to employment, shops and public transport • Multiple culture and leisure facilities and a school are nearby to the site • The site relates closely to the existing settlement but there could be significant landscape impact at detriment to the form and character of Holme and the Great Fen. <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 substantial landscape mitigation to conserve the character of Holme and the Great Fen, the preservation of the TPO oak tree and sustainable drainage to account for fluvial flooding.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.1 ha 80% net developable area to accommodate significant landscaping, TPO tree and sustainable drainage. 1.1 x standard proportion of 80% = 0.88 ha	Market and/or affordable housing Very low density of 25 dph anticipated due to the rural village location. Capacity = 0.88 ha x 25dph = 22 homes	Available 2024 Build out 2-3 years

Holme 3: Yaxley Road, Holme

Site reference	Holme 3
Site name	Yaxley Road, Holme

Site address	Parish(es)	Site area (ha)
Land off Yaxley Road/ Short Drove, Holme	Holme	3.5

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing Custom and self-building Open Space uses: Natural, green or open spaces	30 homes, 5 plots 1 ha of natural, green or open spaces and flood safeguarding.	5 years

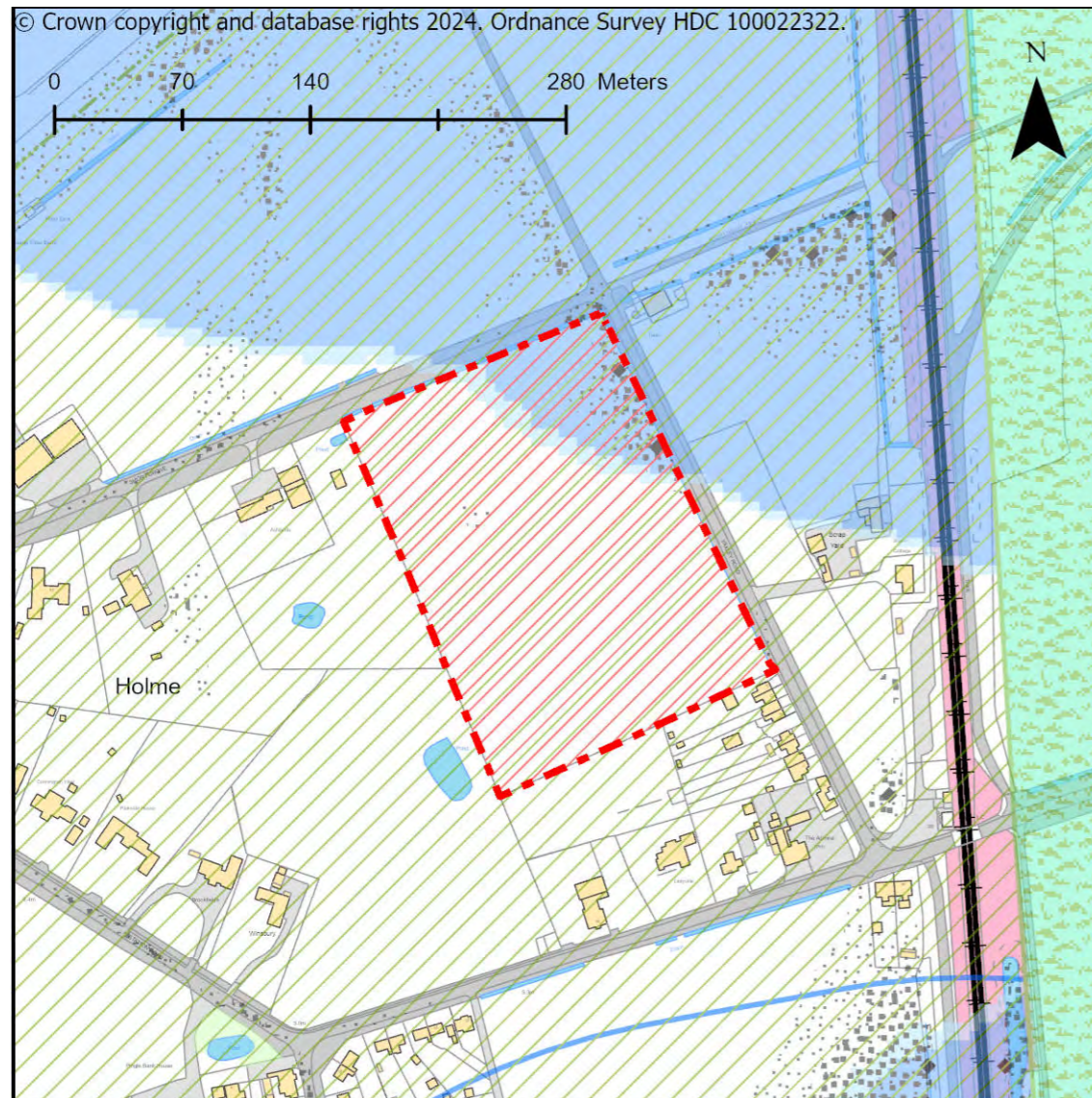
Core information

How was the site identified?	Call for Sites Submission 2023 - CfS 181
Relevant planning history	Application reference: 20/00208/OUT Proposed development: Proposed residential development (rural exception site) comprising of 6 affordable units and 4 open market units with approval sought for access, scale, layout and appearance. Outcome: Permission Application reference: 20/00208/OUT

	Proposed development: Proposed residential development (rural exception site) comprising of 6 affordable units and 4 open market units with approval sought for access scale, scale, layout and appearance. Outcome: Permission Application reference: 22/01951/REM Proposed development: Application for Approval of Reserved Matters in respect of Landscaping following Outline Approval 20/00208/OUT for Proposed residential development (rural exception site) comprising of 6 affordable units and 4 open market units. Outcome: Approved
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
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

<p>Suitability and constraints</p> <p>The site is wholly classified as grade 2 agricultural land. The site is predominantly in flood zone 1 but the north eastern corner is within flood zone 2 and 3a and at risk from some surface water flooding. The site is located on the eastern side of Holme quite far removed from the built up area. Within and surrounding the site, the land is broadly level. The eastern boundary is open allowing views into the site from Yaxley Road and surrounding countryside but the remaining boundaries are well vegetated comprising of hedgerows and trees. Residential curtilage adjoins to the south and there is a dense treeline to the west. The site is wholly within Great Fen Landscape and Visual Setting and approximately 170 metres from Great Fen Project Area. There is a railway line approximately 100m to</p>	~
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the east which could act as a key separator between The Great Fen Project Area and the site. However, it is likely there will be some adverse landscape impact due the open eastern boundary and flat nature of surrounding areas. There is no known pollution or contamination within the site. It is outside oil pipeline buffer zone and there are no known electricity lines impacting the site. There are no designated nature or heritage assets within the site. Highway access could be achieved from Yaxley road or Short Drove. A nearby train line to the east may be heard from the site.

The site is wholly greenfield land and therefore offers no opportunities for regeneration or reuse of previously developed land. The site is wholly within a mineral safeguarding area for Bricklay, Cambridgeshire County Council will need to be consulted to ascertain whether this is a workable resource that would constrain development. It is outside a water recycling buffer zone.

Availability

The site is owned by a single family/ company who support it's development. The land is controlled by the developer. There are no legal constraints to overcome. The development was expected to become available by 2023 and be delivered by a house builder.

Achievability

All utilities and digital infrastructure are accessible from the site boundary except gas. There are no topographical constraints to overcome. Highway access could be achieved from adjoining Yaxley Road or Short Drove. Part of the site is within flood zone 3a which could significantly impact achievability. The site promoter has stated the north eastern boundary will remain open to mitigate this impact. The eastern boundary is very open and, as stated by the site promoter, will remain open in the north eastern corner due to being in flood zone 3a. Consequently, the site may be seen from long distances due to the flat nature of surrounding land. In addition, the site may conflict with the aims and objectives of the Great Fen Landscape and Visual Setting and nearby Great Fen Project Area.

Deliverability / developability

There are constraints to overcome in terms of landscape and especially flooding. The site is expected to take 5 years to deliver and is contrary to current adopted planning policy and therefore the site is considered to be developable.

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 the site:

- The site is flood zone 1 except in the north which is flood 2 and 3a and is at some risk from surface water flooding.
- Wholly classified as grade 2 agricultural land
- The site is in close proximity to designated nature assets, Holme Fen and the Great Fen Project Area.
- It does have access to some natural green space and a primary school
- Very limited access to public transport, culture and leisure facilities and employment concentrations.
- Sufficiently remote from designated heritage assets.
- Scale and location would be out of character with Holme and therefore may struggle to effectively integrate into the settlement.

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

- Is not appropriate for development due to the potential for significant landscape impact upon the Great Fen and being of a location and scale that could be out of context with Holme.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

Holme 4: Land off Pingle Bank, Holme

Site reference	Holme 4
Site name	Land off Pingle Bank, Holme

Site address	Parish(es)	Site area (ha)
Land south of D J C Produce Pingle Bank Holme	Holme	1.25

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing	Number of homes not specified	2 years

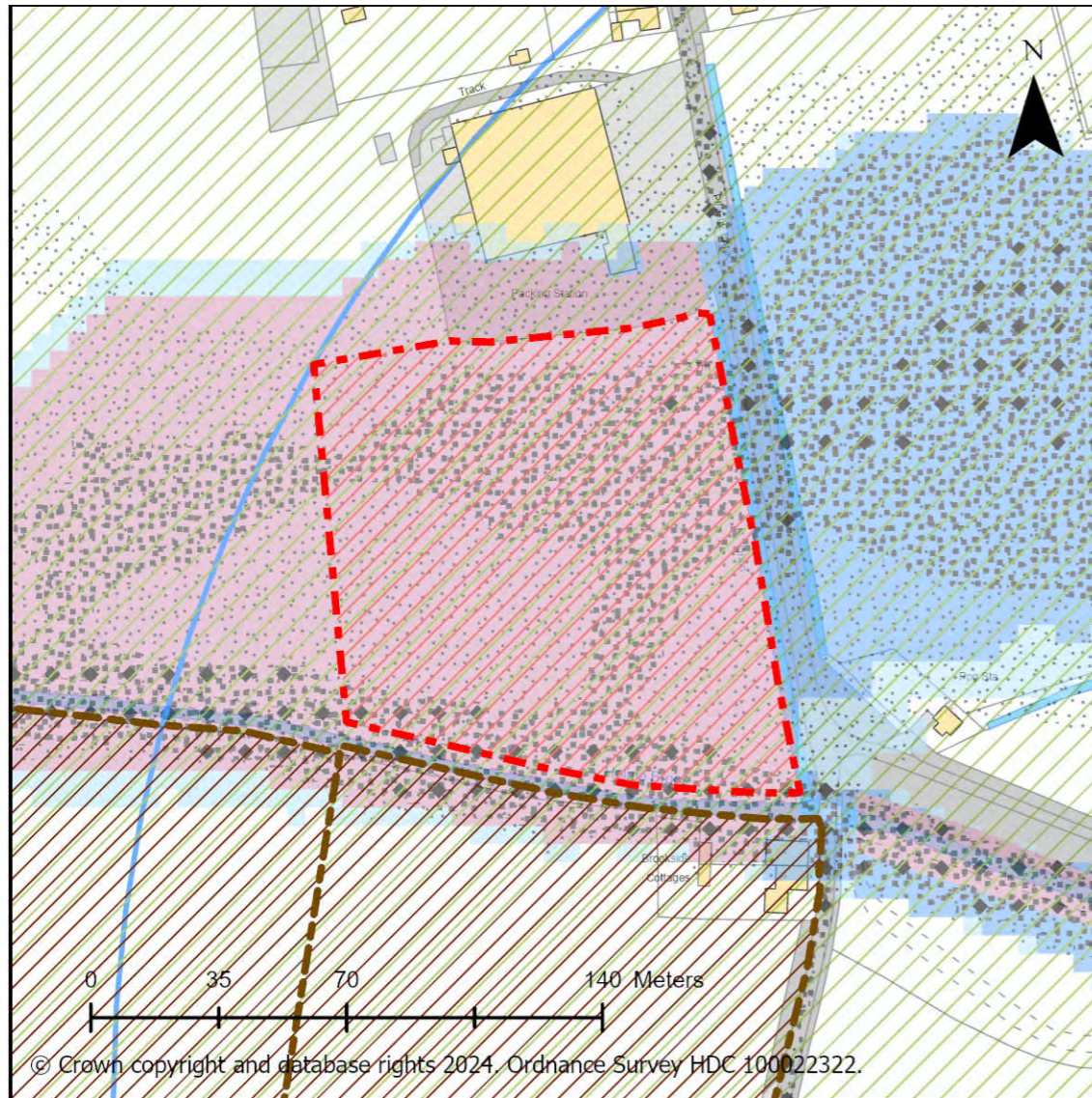
Core information

How was the site identified?	Call for Sites Submission 2023 CfS 151
Relevant planning history	<p>Application number: 23/02542/FUL</p> <p>Proposed development: Erection of agricultural building</p> <p>Outcome: Permission</p> <p>Application number: 20/00113/OUT</p> <p>Proposed development: Outline application for three self build plots</p> <p>Outcome: Invalid on receipt</p> <p>Land to the north of site</p> <p>Application number: 17/00101/OUT</p> <p>Proposed development: Proposed residential development of up to 25 dwellings following demolition of existing packing station</p>

	<p>Outcome: Permission</p> <p>Application number: 20/00923/REM</p> <p>Reserved matters application for 25 dwellings for access, appearance, landscaping, layout and scale pursuant to outline planning permission 17/00101/OUT.</p> <p>Outcome: Approved.</p>
Land type	Wholly greenfield land
Current use of the site	Agricultural use
Supporting information	<ul style="list-style-type: none"> Flood Risk Assessment (FRA) for Land North of the Site (2018) - site promoter has stated that the FRA for the site to the north shows it is within flood zone 1 rather than flood zone 2 which includes the site submission. Upon review of the FRA, the assessment shows the site is within flood zone 1 rather than flood zone 3.

Fundamental Constraints

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



	our evidence proves the site is in flood zone 3b and therefore will not proceed to the next stage of assessments.
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Impact of the Sustainability Appraisal on the assessment

The site failed the fundamental constraints stage 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 is inappropriate for development due to being entirely located within flood zone 3b and a Water Recycling Area	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?	No because the site is within 400m of a water recycling area and wholly within flood zone 3b. 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. Site specific flood risk was submitted for the land north of the site in 2017 however
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Holme 5: Land to North of Station Road, Holme

Site reference	Holme 5
Site name	Land to North of Station Road, Holme

Site address	Parish(es)	Site area (ha)
Land to North of Station Road, Holme	Holme	3

Promoter's Intentions

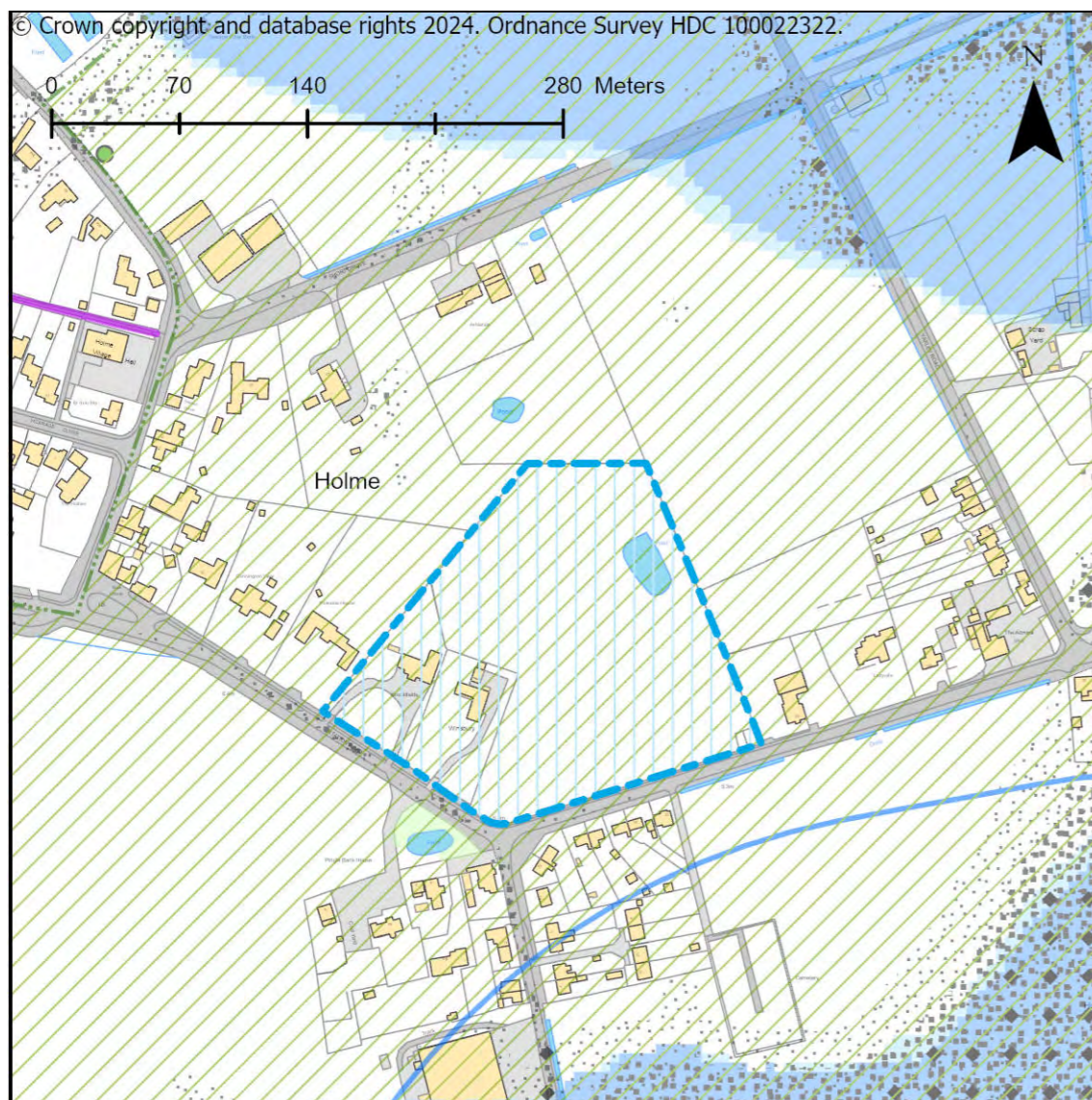
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing Commercial: <ul style="list-style-type: none"> Retail Infrastructure: <ul style="list-style-type: none"> Health uses Open space uses: <ul style="list-style-type: none"> Natural, green or open space 	50 homes 372 sqm of retail floorspace Possible chemist/ dentist included in retail use, approximately 90 sqm per unit 0.16ha of natural, green or open space	Available 2024 - 2028 Build out over 3 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-243
Relevant planning history	None relevant
Land type	Part greenfield and partly previously developed land
Current use of the site	Partly residential/ partly agricultural land
Supporting information	<ul style="list-style-type: none"> Justification statement (October 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
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 within flood zone 1 with no recorded risk from surface water flooding. The eastern half of the site is classified as grade 2 agricultural land with the western half being grade 3. The site is broadly level, its northern edge has dense trees and vegetation providing an established buffer between the site and the wider landscape. Its remaining boundaries also have established vegetation running along them but they are not so densely populated as its northern edge. A low hedgerow runs along its frontage along Station Road. There are also trees within the site. These trees as well as the hedgerow along its frontage will likely need to be largely cleared to enable develop which may impact the rural feel of this part of the settlement. The site contains two residential properties (Brookfields and</p>	+
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<p>Winsbury). The submitted schematic site plan shows that it is intended to demolish these two properties. The site is broadly surrounded by residential development, the properties (apart from those to the south of the site) have very large curtilages so this development is very low density and as such as a rural feel.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to to the East Coast Mainline railway to the east could give to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation or heritage designations on site, however the site is located within the landscape and visual setting of the Great Fen. The existing properties within the site have existing accesses from Station Road. The schematic site plan shows that it is intended to provide two points of access from Station Road one towards its south western corner and the other to its south eastern edge.</p> <p>The site is largely greenfield but there are two residential properties also on the site so its development will contribute somewhat to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is unknown at this stage how the site will be delivered. The site promoter suggests the land will be available between 2024 and 2028 and could complete within 3 years.</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 are existing access into the site serving the existing properties within it. These properties will be demolished to enable a comprehensive development of the site. The site is broadly level meaning there are no major topographical challenges to development. There are also minimal constraints in terms of nature conservations, heritage and flood risk. Key issues may arise form the site's proximity to the East Coast Mainline Railway and its location within the landscape and setting of the Great Fen. Development may adversely impact on the aims and objectives of the Great Fen, masterplanning will be required to to minimise impact and successfully overcome these.</p> <p>The site promoter seeks to deliver a mixed use development providing residential development alongside modest retail development and health care uses alongside open spaces. The schematic site plan provided shows that the non-residential uses are intended to be provided along the northern edge of the site. This would mean that traffic would need</p>	~

to move though the residential element of the site. The feasibility of this and impact on traffic flows and amenity on these residents will need to be further assessed. Additionally, appropriate footpath and cycleway connections should be sought in order to further integrate these retail and health uses with the sider communtiy.	
Deliverability / developability There are structures on site to clear and some constraints to mitigate which masterplanning could overcome. Further scope and feasibility of the proposed mix of uses will be required as well as their layout within the site. It is unknown at this stage how the site will be delivered, as such the site is categorised 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 mostly greenfield, half of the site classified as grade 2 agricultural land • Not constrained by flood risk • Is not constrained by heritage or nature conservation designations • Is located within the landscape and visual setting of the Great Fen • Is accessible to some natural greenspace • Good accessibility to primary education • Limited public transport options and accessibility to employment opportunities and local services and facilities • Could provide a mixed use scheme enhancing the retail and heath uses within the village and therefore making it more sustainable • Located on the eastern side of the village largely surrounded by large residential curtilages so the potential impact on the landscape is minimised <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • The site is potentially appropriate for built development, however careful masterplanning is still required to mitigate this further and to ensure the layout of the potential uses can be integrated and well designed

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 3ha</p> <p>The site promoter is promoting that 0.16ha of the site be used for natural, green or open space. This leaves a potential 2.84ha of the site for other uses.</p> <p>80% net developable area to allow sufficient landscaping.</p> <p>2.84 ha x standard proportion of 80% = 2.27 ha</p>	<p>Residential - market and/or affordable houses</p> <p>Commercial - retail</p> <p>Infrastructure - health uses</p> <p>0.3ha of the site for non-residential uses</p> <p>This leaves 1.97 ha of the site for residential development</p> <p>Very low density of 25 dph anticipated due to the village location.</p> <p>Capacity = 1.97 ha x 25 dph = 50 homes</p>	<p>Available post 2028 subject to allocation status</p> <p>Build out over 3 years</p>

Updates after the Initial Assessment

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Holme 6: South of Station Road, Holme

Site reference	Holme 6
Site name	South of Station Road, Holme

Site address	Parish(es)	Site area (ha)
South of Station Road, Holme	Holme	3.00ha

Promoter's Intentions

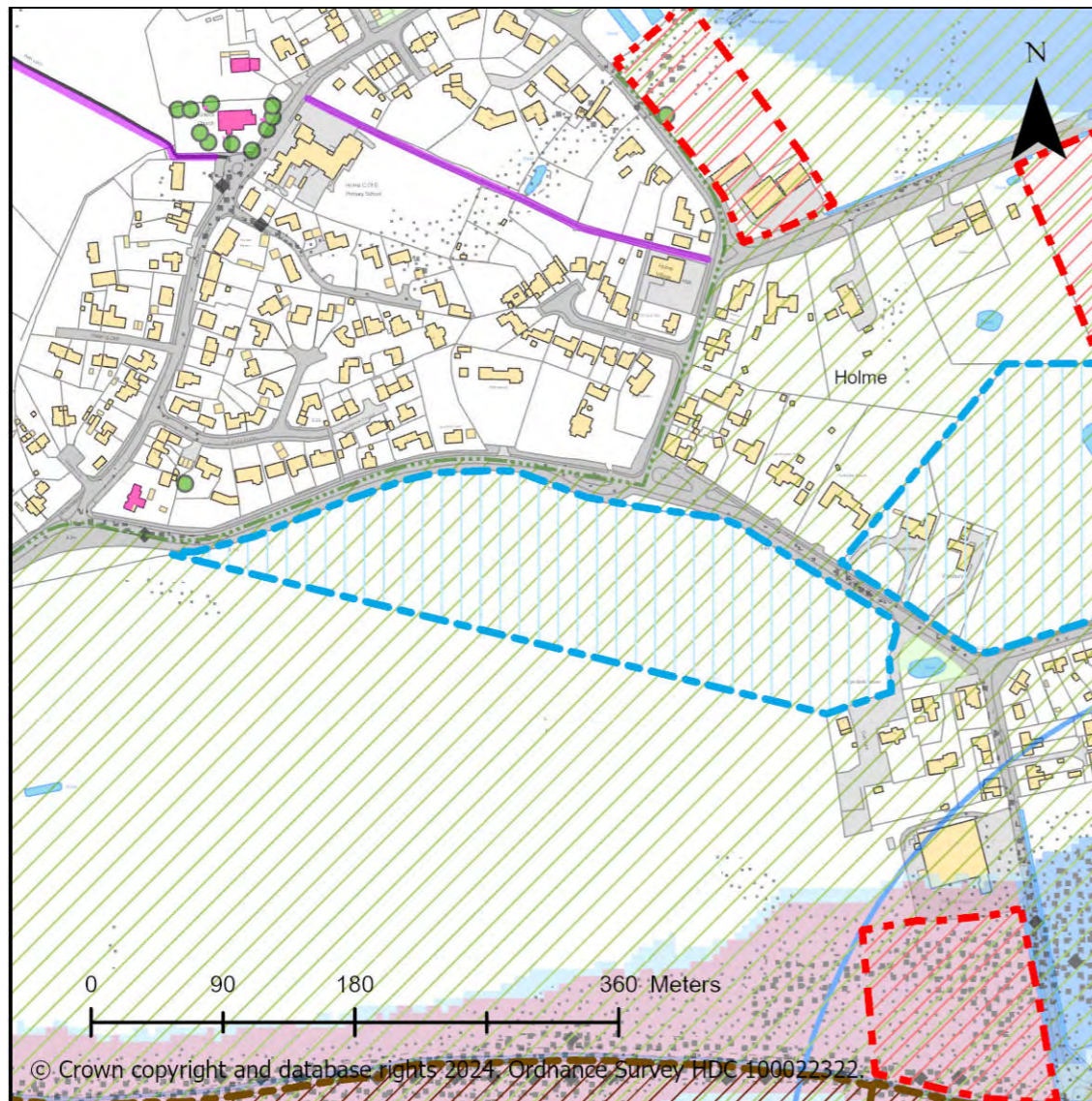
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing Self and custom build housing Commercial: <ul style="list-style-type: none"> Retail Open space uses: <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain opportunities 	25 market and or affordable homes 5 self and custom build plots 40 sqm of retail floorspace 0.5ha of natural, green or open spaces 0.5ha for biodiversity net gain	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-244
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
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 within flood zone 1 with no recorded risk from surface water flooding. The site is wholly classified as grade 3 agricultural land. The site is broadly level, its northern edge along Station Road has a continuous hedgerow running along it, its southern edge is completely open as the site forms art of a larger agricultural field. As such, development could be quite prominent within the landscape particularly when viewed form the south. To the north the site is adjacent to residential development, its eastern and western edges are also adjacent to a cluster of residential development. To the south is the open countryside.</p>	~
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<p>There is no known contamination on site and no oil or gas pipelines running through the site. There are overhead power lines running through the site. Its proximity to to the East Coast Mainline railway to the east could give to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation designations on site, however the site is located within the landscape and visual setting of the Great Fen. There are no heritage designations on site, however the site's far western edge is approximately 40m from the grade II listed 2 Church Street so development on this part of the site may impact the setting of this heritage asset particularly if existing vegetation is removed. The site can be accessed from Station Road, there is a lay-by along its frontage on Station Road.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter seeks to secure an allocation status for the site and then sell to a third party for obtaining planning permission and development. The site promoter suggests the land will be available between 2024 and 2028 and could complete within 2 to 3 years.</p>	+
<p>Achievability</p> <p>The site promoter has identified that electricity supply is available within the site, mains water supply and the public highway are accessible form the site boundary while gas supply and digital and telecommunications infrastructure are unknown. The site can be accessed from Station Road. The site is broadly level meaning there are no major topographical challenges to development. There are however constraints in terms of landscape impact and potential impact on a heritage asset. Other key issues may arise form the site's proximity to the East Coast Mainline Railway and its location within the landscape and setting of the Great Fen. Development may adversely impact on the aims and objectives of the Great Fen. Also there are overhead power lines that run through the site. The site promoter states that any masterplan or site layout will need to design the overhead power lines in, either as a constraint or they could be relocated around the boundary as necessary.</p> <p>The site promoter seeks to deliver a mixed use development providing residential development alongside modest retail development. No masterplan has been provided to date so the feasibility of these mix of uses and their layout will need to be further assessed.</p>	~
<p>Deliverability / developability</p>	~

There are no structures on site to clear. There are some constraints to mitigate including landscape and heritage impacts. Further scope and feasibility of the proposed mix of uses will be required as well as their layout within the site. The site promoter seeks to secure an allocation status for the site, therefore the site is categorised as being developable.

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

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

- The site is greenfield, half of the site classified as grade 3 agricultural land
- Not constrained by flood risk
- Is not constrained by nature conservation designations
- Is located within the landscape and visual setting of the Great Fen
- Potential impact on a designated heritage asset
- Is accessible to some natural greenspace
- Good accessibility to primary education
- Limited public transport options and accessibility to employment opportunities and local services and facilities
- Could provide a mixed use scheme enhancing the retail uses within the village
- Located on the southern edge of the village, adjacent to resident development on three sides but the southern edge of the site is completely open as it forms part of a larger agricultural field which in combination with the very flat landscape could result in significant adverse landscape impact. Also development along this side of Station Road would result in a significant change to the street scene and rural character of the settlement.

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

- The site is not considered to be appropriate for development due to the potential adverse impact on the landscape and village character of Holme

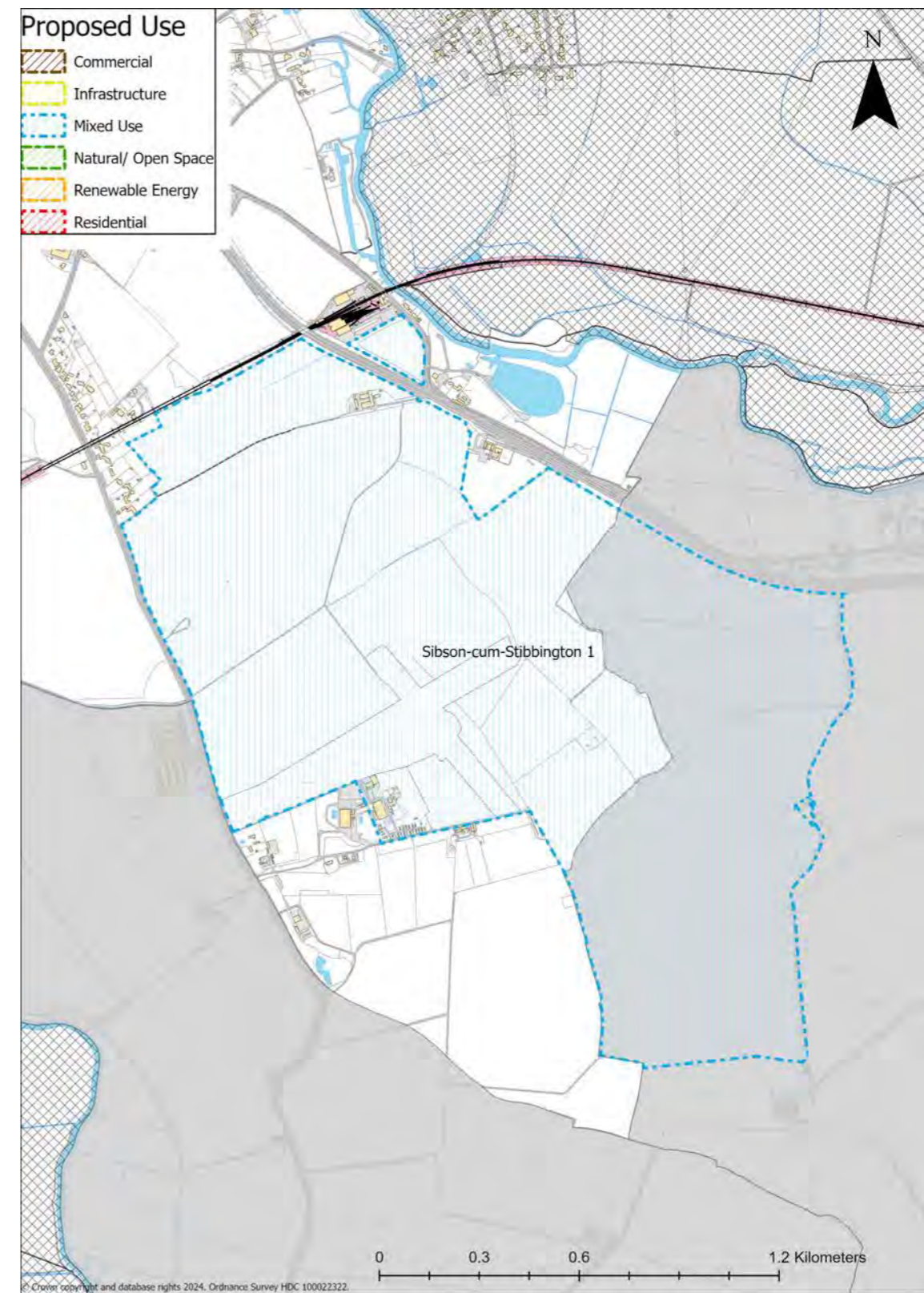
HDC's Delivery Calculations

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

12 Sibson-cum-Stibbington

12.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Sibson-cum-Stibbington 1: Sibson Garden Community - note that this site also partially falls within Water Newton parish, but it has been included under Sibson-cum-Stibbington as most of the site lies within that parish area.



12.2 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

Sibson-cum-Stibbington 1: Sibson Garden Community

Site reference	Sibson-cum-Stibbington 1
Site name	Sibson Garden Community

Site address	Parish(es)	Site area (ha)
Sibson Garden Community	Sibson-cum-Stibbington; Water Newton	The site was originally submitted for 350.9ha of land but this was later revised and the site now only includes 260.9ha of land

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
<p>Residential:</p> <ul style="list-style-type: none"> Market and/or affordable housing Specialist housing Custom and self build housing <p>Commercial:</p> <ul style="list-style-type: none"> Employment Retail Commercial leisure uses <p>Infrastructure:</p> <ul style="list-style-type: none"> Supporting infrastructure Health uses Transport and parking/lorry parking Renewable energy <p>Open Space uses:</p> <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain Land to safeguard against flooding 	<ul style="list-style-type: none"> 4,500 homes circa 240 continuing care retirement community homes (circa 3.12ha) circa 50 plots for self and custom build housing EcoDynamo Sustainable Business Park to comprise 87,500 - 100,000sqm of floorspace SGC Town Centre to be circa 4.43 ha, comprising retail, leisure and community uses Commercial leisure uses to be included within the town centre 1 new secondary school (6FE), 2 new primary schools (3FE) and 1 new primary school (2FE), nursery and community centre circa 0.35 ha for medical centre(s) 	<p>Available 2024 - 2028</p> <p>Build out over 15 years</p>

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
	<ul style="list-style-type: none"> Realignment of A1 and new junction (11.37 ha), parking areas within the town centre Renewable energy park, principally solar, part standalone at circa 20 ha Minimum of 41.5 ha of formal open space plus 51.5 ha of additional informal open space 92 ha of formal and informal open space to achieve 15% biodiversity net gain 0.4 ha required for specific attenuation features plus additional land within 92 ha of open space 	
	<p>After the site promoter submitted the site, they revised the site area and reduced the capacities for some of these uses. In summary, these changes are:</p> <ul style="list-style-type: none"> The total site area reduced from 350.90 to 260.9 ha Total number of homes reduced from c.5,000 to c.4,500 homes. This is based on an average net residential density of 38.79dph, up from 34dph The Eco Dynamo employment area has been reduced from 25 ha to 20 ha resulting in a reduction from c.110,600sqm to between c.87,000-100,000sqm employment floorspace, 	

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
	depending on the specific composition of uses <ul style="list-style-type: none"> Proposed school provision is being reviewed but is not likely to be significantly affected 	

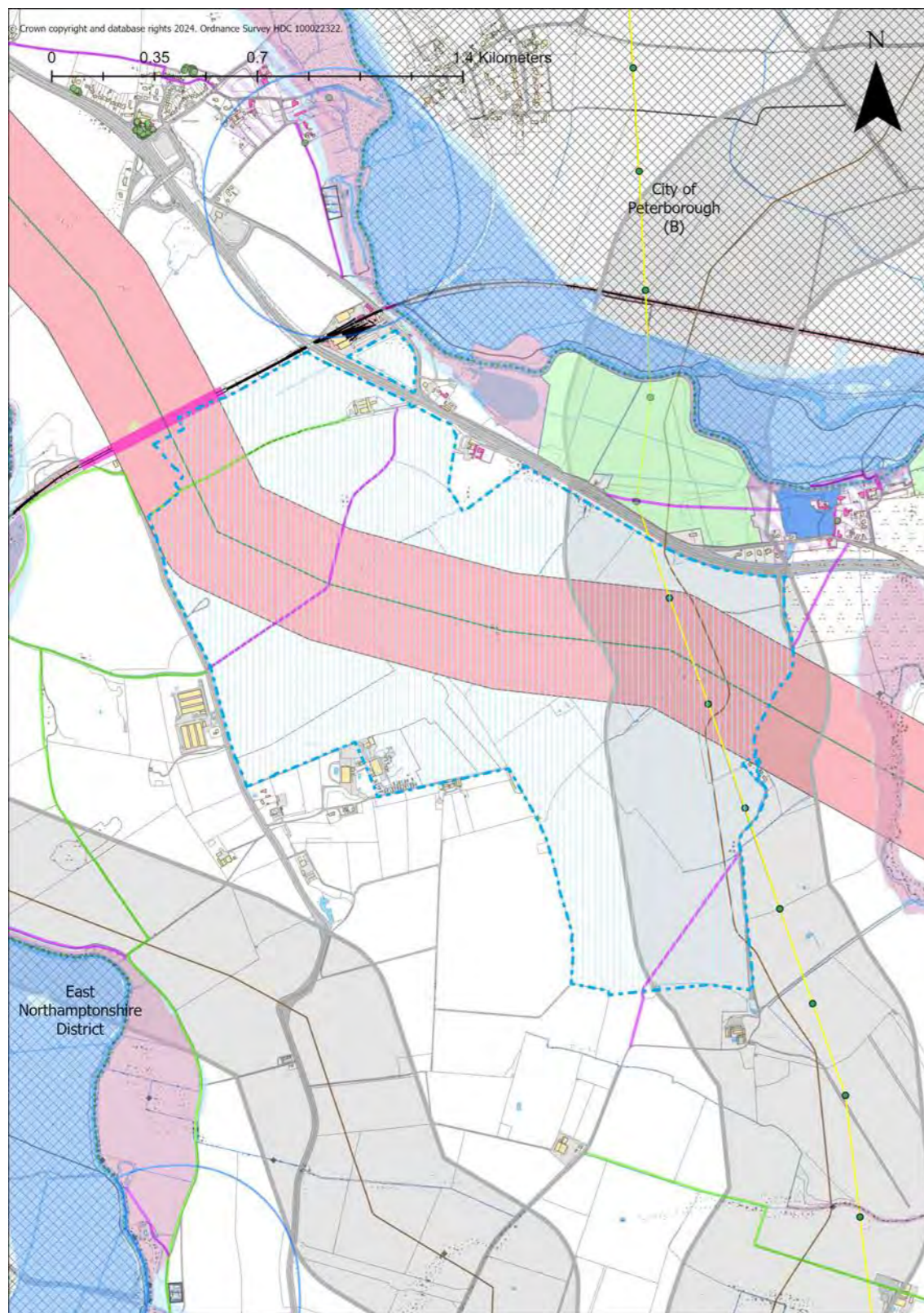
Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:348
Relevant planning history	<ul style="list-style-type: none"> None relevant The site was assessed in the HELAA (2017) (site reference 201 - Sibson Aerodrome, Sibson) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036. The site was submitted as an Expression of Interest to the Garden Villages programme in July 2016.
Land type	Partly greenfield land/ partly previously developed land
Current use of the site	Agricultural land and part of the site is Sibson Aerodrome
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	1.75% of the site is within flood zone 3b which equates to about 6ha of the site. 98% of the site is within flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass



Assessment of Site Potential

Context, constraints and potential suitability

The site is located within the open countryside between the A1 and Elton Road. The site consists of a combination of largely agricultural arable fields and land at Sibson Aerodrome. The facility of the Sibson Aerodrome has local significance having been used in the past for RAF training and is currently used for leisure and training flights. Most of the site abuts open countryside, however along part of the western site boundary is residential development. Along part of the western boundary are the buildings associated with Sibson Aerodrome. Part of the site, to the east of the A1, is adjacent to the Nene Valley Railway.

The site vast majority (98%) of the site is located within flood zone 1, with the remaining elements being in flood zones 2, 3a and 3b. This covers about 6.5ha of the site. There is some minimal surface water flood risk across the site. It is primarily grade 3 agricultural land with some of the northern part classified as grade 2 agricultural land. Land levels vary across the site with the highest part of the site being where the Aerodrome is located. This part of the site is some 30m higher than the northern edge of the site adjacent to the A1. These varying land levels means development would be visible from some distance from a number of different directions and very significantly alter the landscape character of the area. The site is generally very open with little vegetation, and is located on high ground. There are several landscape features including watercourses, woodland copses and hedgerows which could be retained and incorporated within the masterplanning of the site. The north eastern part slopes east towards the A1(M), and the western part slopes west towards the Nene Valley. Development at the site would be highly visible from Elton Road, and from longer distance views. There are public rights of way running along the sites boundaries and also within the site meaning that development would be visible from public vantage points.

There is no known contamination on the site, however this may require further investigation considering art of the site's use as an aerodrome. There are no gas pipelines running through the site, however an oil pipeline and its buffer zone runs through the centre of the site. Along its eastern edge are overhead power lines. A proportion of the north eastern boundary is adjacent to the A1, and so could be impacted by noise pollution. In addition, development would create additional light pollution in an area that is currently open countryside. There are no nature conservation designations on site but it is around 100m from Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites, although the A1(M) lies in between. There are no heritage designations on the site, however, Wansford Railway Tunnel immediately north of the site is grade II listed. Sibson House Hotel and its associated Barns situated to the east of the site are also grade II listed. Other heritage assets that could be impacted by proposals include Sibson Manor House, Sibson Manor Cottage and The Granary south of Sibson Manor House but due to the presence of the A1 between the site and these, development is likely to have a negligible impact.

<p>The site promoter seeks to deliver a realigned section of the A1 access with connections from it providing vehicular access into the site as well as active travel connections across and into the site.</p> <p>The site is partly greenfield and partly previously developed, so its development will contribute to the reuse of some previously developed land provide some regeneration. The northern edge of the site is situated in an extensive mineral safeguarding area for limestone with some of its eastern edge within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m from a water recycling site.</p>	
<p>Availability</p> <p>The site is in multiple ownership with all landowners supporting the site's development. There is a developer company involved with the site and the site has been optioned. The site comprises two land ownerships for which signed option agreements are in place covering the full land extent. There are no known legal restrictions impacting the site. It is intended to deliver the site via master developer. The site promoter seeks an allocation status for the site. The site promoter suggests the land will be available between 2024 and 2028 and could build out over 15 years.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are are within the site and also accessible form the site boundary. There are constraints to overcome but considering the scale of proposals and the opportunity for effective masterplanning across the site, it is considered that some of these can be overcome. Key constraints relate to the presence of the oil pipeline and overhead power lines which will require input form utility providers to assess how they can be overcome. Additionally, the feasibility of realigning part of the A1 is another key constraint in the achievability of this site. The site promoter seeks to deliver a realigned section of the A1 between Wansford Station overbridge and Elton Road (Water Newton). It is anticipated that the realignment of the A1 and the energy park will both be delivered at the beginning of the development alongside the first parcels of residential and employment development. This is a considerable infrastructure task and will likely impact the viability of proposals. Engagement with Cambridgeshire County Council and National Highways will be required to ascertain if this is feasible.</p> <p>A letter from the Department for Transport dated 17 September 2019 identified the key role that aerodromes and airfields play in both business and leisure aviation and are part of the General Aviation (GA) industry which covers all non-scheduled civil aviation operations. The letter states that GA is a high priority area for the Department and the Government wants to encourage GA and the benefits it brings to the economy, as well as ensuring appropriate and proportionate protection for aerodromes forming our strategic network across the UK.</p>	~

<p>Deliverability / developability</p> <p>The site has constraints to overcome which the site promoter have scoped out and factored into the masterplan for the site. Some technical studies have been undertaken with others underway.</p> <p>It is intended to deliver the site via master developer and seeks and an allocation status for the site. If an allocation status is acquired, the site promoter intends to start on site two years later. They state that the development will have multiple outlets to operate at the same time with three outlets being in operation concurrently but Phoenix Sustainable Investments will act as the lead developer. Residential development parcels of between 65 and 400 homes are expected to be brought forwards on a phased basis. It is likely that parcels will be sold to other developers to deliver in accordance with a strict set of design principles. The site promoter considers that this could provide an indicative annual delivery of up to 300 homes, and a total build period of around 15 years from first sale. They state that discussions have progressed with a social housing provider partner regarding the delivery of the affordable housing, which they consider will accelerate the overall pace of delivery. They state that the realignment of the A1 and the energy park will constitute first phase delivery infrastructure alongside the first residential and employment parcels and a section of the town centre. Schools, shops, community facilities and open space will be delivered in parallel with the homes and workplaces as part of a coordinated phasing strategy.</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 largely greenfield land consisting of grade 3 and grade 2 agricultural land, also includes Sibson Aerodrome • Largely within flood zone 1 apart from a very small amount of the site being within flood zones 2, 3a and 3b • Not heavily constrained by designated nature conservation designations, Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites is about 100m from the site but the A1(M) separates them • Part of the site falls within the Nene Valley Green Infrastructure Priority Area and the scale of the site could contribute towards strategically to enhanced green infrastructure and habitat connectivity • Is adjacent to several designated heritage assets

- Currently has very limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these but the scale of the proposal will provide new education facilities, employment opportunities, sports facilities and a local 'town centre'
 - No frequent bus service currently form the site to nearby settlements and very limited connectivity via sustainable modes of transport to a railway station - the scale of the development should seek to incorporate active and sustainable modes of transport and connectivity to surrounding areas
 - Of a scale to provide a mix of housing types, sizes and tenures
 - Provide a mix of housing in the north of Huntingdonshire and assist in balancing development away from the established towns within the central and southern parts of the district
 - The scale of the proposed development will fundamentally alter the landscape of the Northern Wolds providing a new settlement in an area characteristic by undulating landscape and very small historic settlements
 - The scale and nature of the proposal means there are opportunities for detailed masterplanning and placemaking which can frame a new settlement and provide it with a sense of identity
- In combination the outcomes of the LAA and SA indicate that the site:
- Is potentially suitable as a freestanding new settlement providing new community facilities, retail facilities, education facilities, green infrastructure, employment opportunities, and footpath, cycle path and public transport connectivity, therefore creating a largely self sufficient and sustainable community.
 - Access and impact on the local and strategic highways network will need to be further scoped and assessed, engagement with the County Council will be required - the potential new junction from the A1 is likely to be very costly
 - Detailed masterplanning will be required to mitigate landscape impacts particularly the varying land levels within the site as well as impacts on heritage assets and to ensure successful integration with its immediate and wider context
 - An oil pipeline and its buffer zone runs through the centre of the site and overhead power lines on the eastern side of the site - these may impact the layout of the development and the location of uses across the site
 - Consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it

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 260.9 ha.</p> <p>Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 130.45 ha.</p> <p>Further specific exclusions are:</p> <p>20ha for a solar park, 11.4ha for a realigned A1 and new junction and 10ha for a secondary school and up to three primary schools.</p> <p>The net developable area for built development is (260.9 ha x 50%) = 130.45 - 41.4 ha = 89.05 ha</p>	<p>130.45 ha for open space, sports facilities, biodiversity and other planting and sustainable drainage.</p> <p>11.4 ha for the A1 realignment</p> <p>10ha for a secondary school and up to three primary schools</p> <p>The net developable area for other built development is 89.05 ha.</p> <p>4.5 ha for local centre (this includes retail/ leisure/ community/ health uses)</p> <p>20 ha for employment uses (uplifted from standard proportion to reflect the site promoter's proposals)</p> <p>64.55ha residential development area for a variety of market and affordable homes.</p> <p>Mixed densities to reflect a range of densities reflective of large developments:</p> <ul style="list-style-type: none"> • 3% of land at very high density 145dph. 1.9ha x 145dph = 276 homes • 7% of land at high density 85dph. 4.5ha x 85dph = 383 homes 	<p>Available post 2028 subject to allocation</p> <p>Build out over 15 years</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<ul style="list-style-type: none"> • 25% of land at moderate density 50dph. 16.2ha x 50dph = 810 homes • 55% of land at low density 35dph. 35.5ha x 35dph = 1,243 homes • 10% of land at very low density 25dph. 6.5ha x 25dph = 163 homes <p>2,875 total homes</p>	

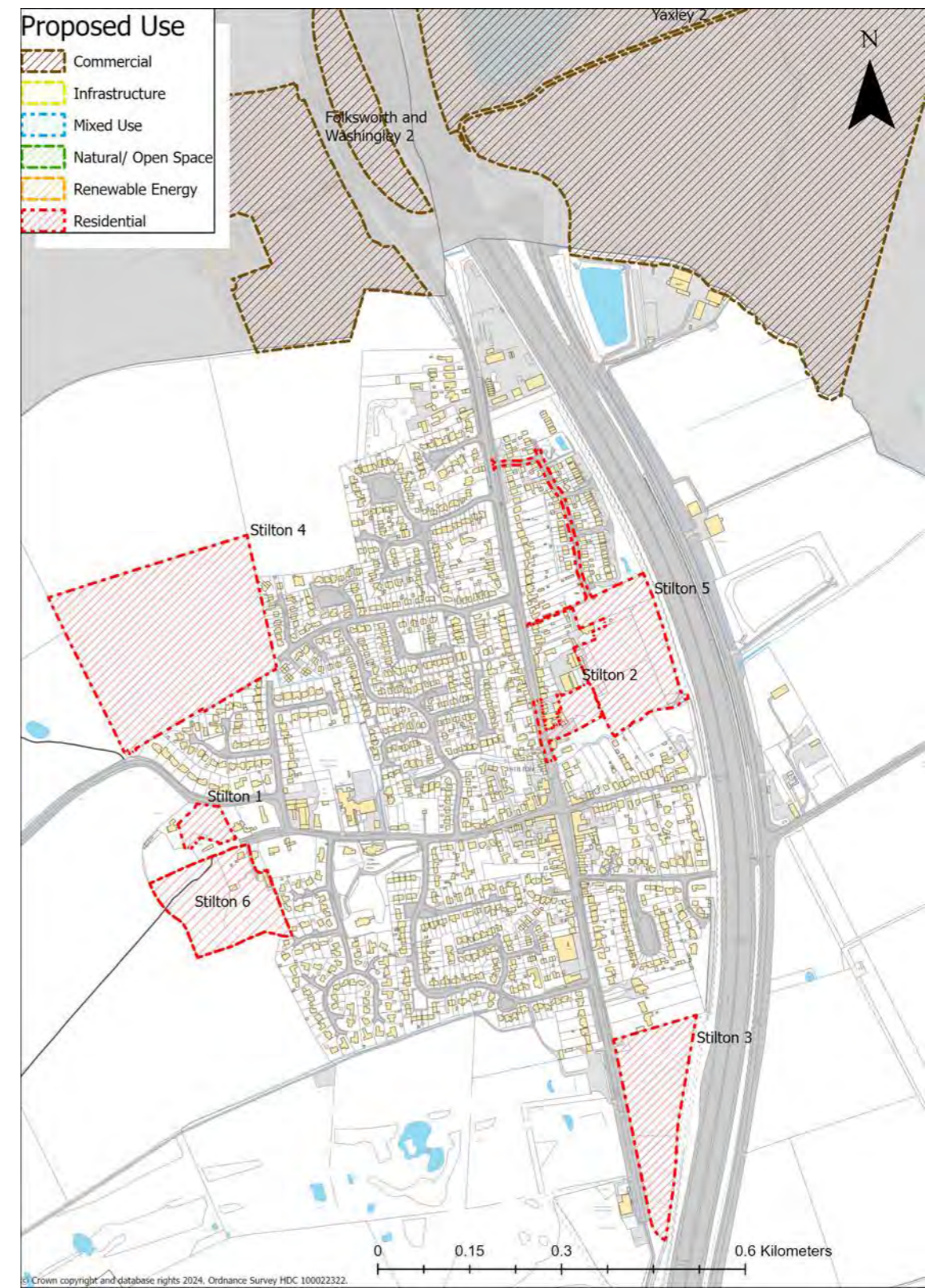
Updates after the Initial Assessment

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13 Stilton

13.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Stilton 1: Goldthorns, Stilton
- Stilton 2: Land to the rear of The Stilton Cheese Inn, Stilton
- Stilton 3: Land off High Street, Stilton
- Stilton 4: Land off Caldecote Road, Stilton
- Stilton 5: Land rear of 16 to 58 North Street, Stilton
- Stilton 6: Land to the South and West of 61 Church Street, Stilton



13.2 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

Stilton 1: Goldthorns, Stilton

Site reference	Stilton 1
Site name	Goldthorns, Stilton

Site address	Parish(es)	Site area (ha)
Goldthorns, Caldecote Road, Stilton PE7 3RH	Stilton	0.48

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing or self and custom build housing	1 - 4 homes/ plots	Available 2024 - 2028 Build out over 2 years

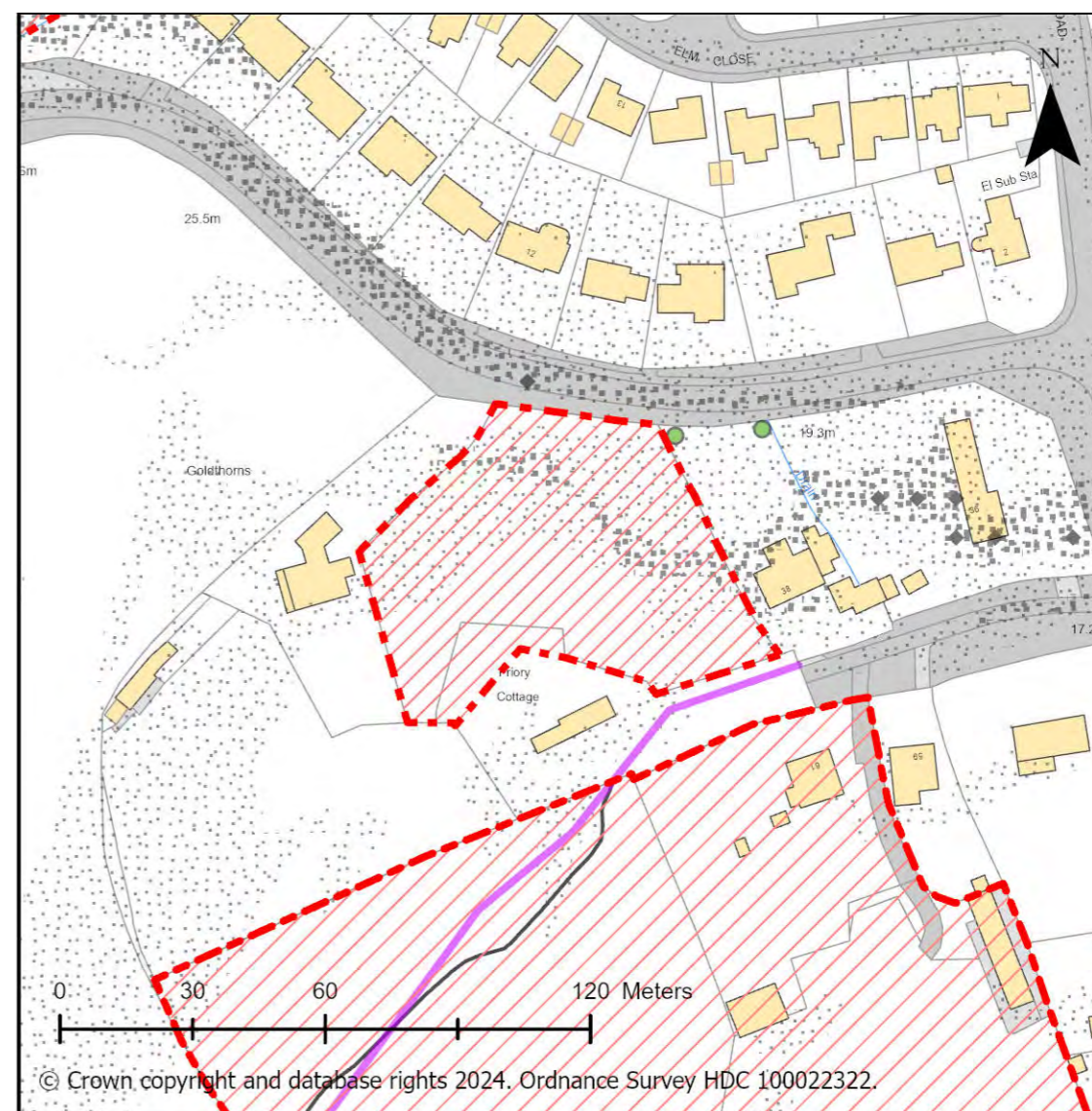
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:51
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Grassland/ paddock 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 located within flood zone 1 with over half of the site being at risk from surface water flooding with the most risk being along its frontage along Caldecote Road. The site is wholly classified as urban land. The site is broadly level and is lined with vegetation along three of its sides, the most open edge is its western edge where it adjoins Goldthorns. Vegetation is quite substantial and established along its frontage obscuring the site from view. It is bounded by residential properties on its eastern, western and southern boundaries and there is further residential development opposite along Caldecote Road.</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. There are no nature conservation or heritage designations on site. The site can be accessed from Caldecote Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 controlled by a single family who supports its development. The site promoter states there is a legal restriction impacting the site, this being that 'any more than a single dwelling will require the agreement of a neighbour'. It is intended to secure a planning permission on the site promoter before selling to a third party for development. The site promoter suggests the land will be available between 2024 and 2028 and take about 2 years to build out.</p>	~
<p>Achievability</p> <p>The site promoter has identified that the public highway and digital and telecommunications infrastructure are accessible from the site boundary with gas supply, electricity supply and mains water supply being unknown. There are limited physical constraints to the site apart from surface water flood risk along the northern half of the site, it would have to be established whether sustainable drainage can overcome this and that safe access and exit into and out of the site can be achieved. There are no major topographical challenges to overcome. The likely removal or part removal of the established vegetation along Caldecote Road may impact the character of the area and the street scene.</p>	+
<p>Deliverability / developability</p> <p>There are no structures on site to clear and has few constraints, the most notable being the risk from surface water flooding and the presence of telegraph poles along its frontage along Caldecote Road. This and the likely removal of vegetation along its frontage could be overcome through masterplanning and the design process. It doesn't appear that that</p>	~

an allocation status is sought for the site, the site could deliver a minor scale infill development on the edge of Stilton. There is no planning application yet on site. This could be as a traditional market scheme or as self and custom build plots. Delivery may take longer if self and custom build plots are pursued over market housing, as there is uncertainty on the type of housing product to be delivered, the site is categorised 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 greenfield land consisting of land classified as urban land
- Within flood zone 1 with some surface water flood risk towards Caldecote Road
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Not accessible to natural green space
- Located on the western edge of the built form of Stilton village, providing an infill opportunity that would be of a scale that would retain the character of the area
- 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 potentially appropriate for development of a modest scale that reflects the surrounding residential form.
- Development will need to incorporate appropriate sustainable drainage.
- Successful development will require consultation with the neighbouring property who also has a legal interest on the site, this may result in a slightly amended red line area for 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 0.48ha	Residential - market and/or affordable houses	Available post 2024-2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
60% net developable area to allow sufficient landscaping and to take into account the irregular shape of the site. 0.48 ha x standard proportion of 60% = 0.288 ha	Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.288 ha x 25 dph = 7 homes	Build out over 2 years

Updates after the Initial Assessment

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Stilton 2: Land to the rear of The Stilton Cheese Inn, Stilton

Site reference	Stilton 2
Site name	Land to the rear of The Stilton Cheese, Inn, Stilton

Site address	Parish(es)	Site area (ha)
Land to the rear of The Stilton Cheese Inn, 24 North Street, Stilton, PE7 3RP	Stilton	0.44

Promoter's Intentions

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

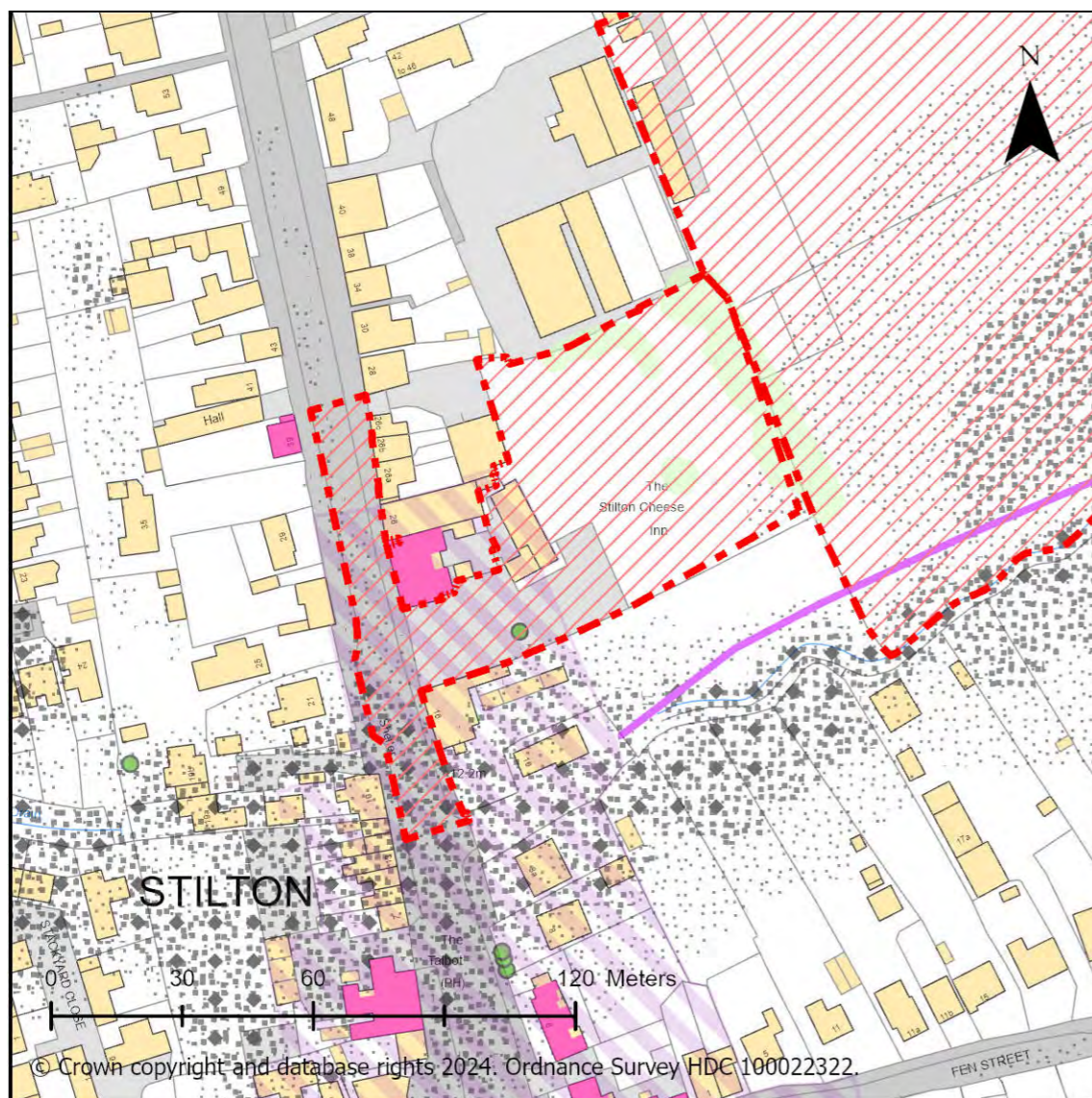
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:165
Relevant planning history	<p>Application number: 21/02874/FUL</p> <p>Proposed development: Redevelopment of land to the rear of The Stilton Cheese Inn for ten 3-bedroom houses with associated parking, change of use of ancillary accommodation to the rear of The Stilton Cheese Inn to office/community use, reconfiguration of car parking serving the pub and office/community use, alteration of access from North Street, together with landscaping and associated works.</p> <p>Outcome: Withdrawn in June 2023.</p> <p>Application numbers: 24/00238/FUL and 24/00239/LBC</p>

	<p>Proposed Development: Redevelopment of land to the rear of The Stilton Cheese Inn to form 7no. 3 and 4 bedroom houses with associated parking. Change of use of the existing Public House to commercial use as a dentist at ground floor and private residential accommodation on the upper floors creating 3no. 1 and 2 bedroom apartments, with associated parking. Alteration of access from North Street, together with landscaping and associated works.</p> <p>Outcome: Revised application received in February 2024 and pending consideration</p>
Land type	Partly previously developed/ partly greenfield land
Current use of the site	Outbuildings formerly used as visitor accommodation, parking and open space formerly associated with public house
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
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 a small amount of surface water flood risk in the south eastern corner of the site. The site is wholly classified as urban land. The site is located to the rear of the former Stilton Cheese Inn located along North Street. The site is broadly level and consists of some hard standing, there are several large trees located along the far eastern and its northern boundaries some of which are protected by a Tree Preservation Order. There is also a TPO protected tree on its southern edge. The removal of any of these trees adversely</p>	~
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<p>impact the conservation area and the character of the streetscene. The site is bounded by residential development to the south, north and west with grazing land to the east. Beyond this grazing land is the A1(M).</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 apart from some TPO protected trees. The western half of the site is located within the conservation area and it adjoins the grade II listed 24 North Street (Stilton Cheese Inn). There is an existing access into the site from North Street. The site includes the curtilage of The Stilton Cheese Inn - a grade II listed building from the late 17th early 18th century. Within the site sits associated outbuildings associated with the former coaching inn use. Development on this site could impact the setting of the listed building. However, due to the significant hardstanding fronting North Street and the current state and setting of the listed building and associated buildings, there is opportunity to provide benefit by enhancing the setting of these buildings.</p> <p>The site is partially previously developed so its development will contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the development will be delivered directly by the landowner and states that the land is available now.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There several constraints to overcome including the impact on heritage assets. A full planning application has been submitted to the Council for this land which also includes the former Inn building. The outcome of this will assess whether these constraints can be overcome and mitigated. There is an existing access into the site from North Street. It is unclear why the road has been included within the boundary plan, this would require further information.</p>	~
<p>Deliverability / developability</p> <p>There are structures and hardstanding on site to clear and/or repurpose which may impact the delivery of the site. Additionally, the various constraints on site will require masterplanning and a well thought through design. A full planning application has</p>	+

been submitted following the withdrawal of previous application on the site. An allocation status on the site is not sought and it is intended to deliver the site directly by the landowner. Considering the planning status on site, the site is categorised as deliverable.

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 partly previously developed land consisting of land used in association with the former Stilton Cheese Inn
- Within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Not accessible to natural green space
- Located centrally within the built form of Stilton village, providing an infill opportunity that would be of a scale that would retain the character of the area
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha
- There is potential for harm to designated heritage assets which would require consideration and mitigation, these assets being the conservation area and the grade II listed 24 North Street (Stilton Cheese Inn).
- There is opportunity to provide benefit by enhancing the setting of these buildings. Development would be required to mitigate the impact on the setting of the existing listed building, this would include the renovation of the associated outbuildings where necessary.

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form and provide a gentle densification within the existing built form
- Impact on heritage assets and their setting will need to be carefully considered and mitigated through masterplanning, this would include the renovation of the associated outbuildings where necessary.
- Landscaping and noise mitigation as well as the retention of the existing TPO protected tree on site will also be required

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 75% net developable area to allow sufficient landscaping and appropriate layout to minimise and mitigate impacts on designated heritage assets. 0.44 ha x standard proportion of 75% = 0.33 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.33 ha x 25 dph = 8homes	Available post 2024-2028 Build out over 1 years

Updates after the Initial Assessment

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Stilton 3: Land off High Street, Stilton

Site reference	Stilton 3
Site name	Land off High Street, Stilton

Site address	Parish(es)	Site area (ha)
Land off High Street, Stilton	Stilton	2.6

Promoter's Intentions

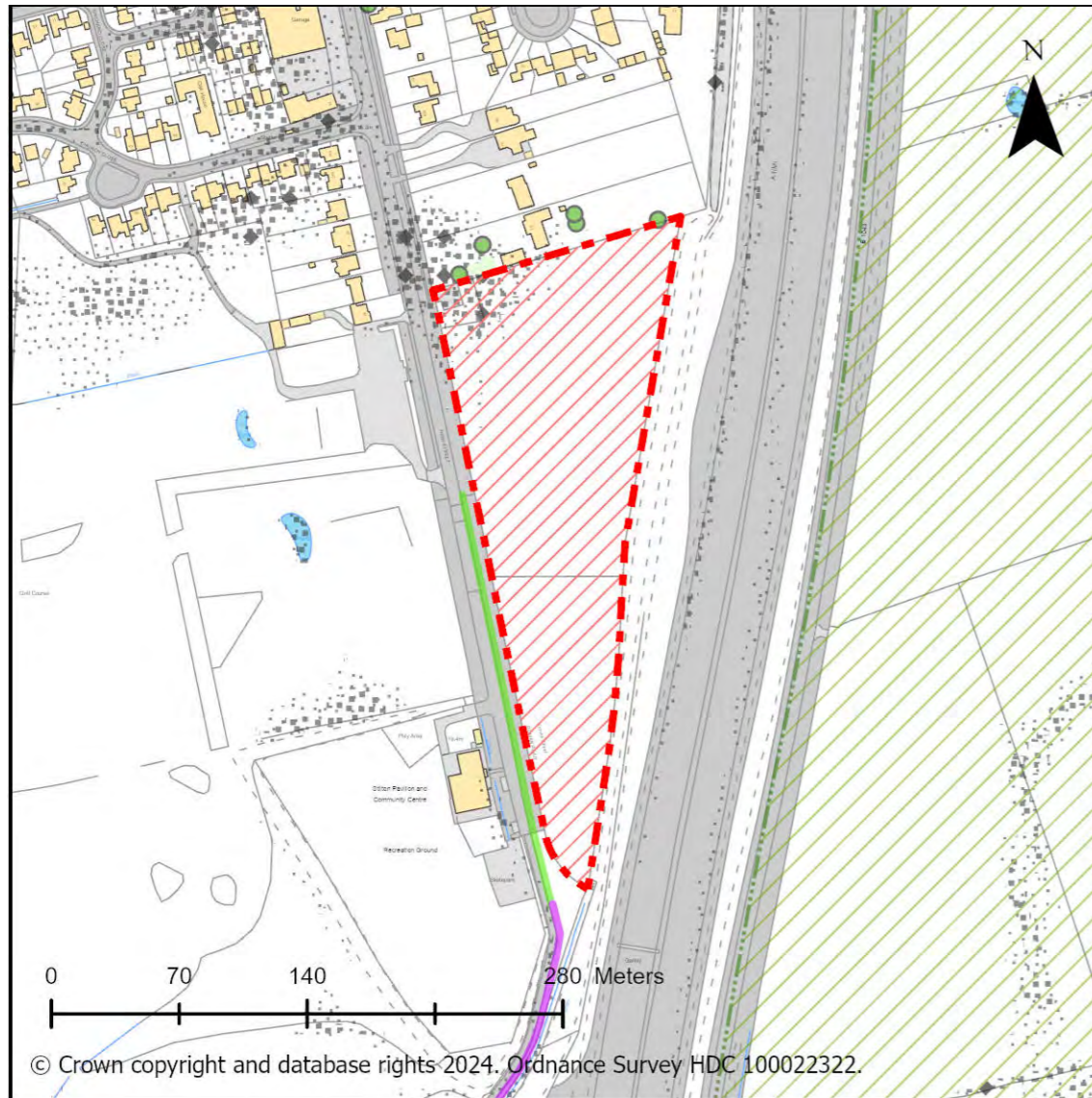
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	55 homes	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:131
Relevant planning history	<ul style="list-style-type: none"> 20/00796/FUL for the change of use of land to dog training exercise area, erection of welfare/reception building and creation of car parking area was granted permission in May 2021. The site was assessed in the HELAA (2017) (site reference 017 - South of 53 High Street, Stilton) for residential development but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Dog training area
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
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 located on the southern edge of Stilton and is currently in use as a dog training area known as the 'Stilton Dog Field'.</p> <p>The site is wholly located within flood zone 1, there is some minimal risk from surface water flooding in the site's north western corner along High Street. Approximately two thirds of the land is classed as grade 3 agricultural land, the remaining third of the land immediately south of 53 High Street, is classed as urban land. The site is broadly level but does gently rise towards its southern edge. The site features substantial hedging and a belt of mature trees along the eastern boundary where it is adjacent to the A1(M). There is hedging on</p>	+
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<p>its remaining boundaries. As such, the site has limited visibility largely screened from view. To the north is residential development, immediately east of the site is the A1(M) whilst to the opposite side of the High Street is a Golf Course.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are telegraph poles towards the north western corner of the site. The site is adjacent to the A1(M) so there is an increased likelihood of air, noise and light pollution. There are no nature conservation or heritage designations on site. The site can be accessed from High Street where there is an existing access into the site.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. However, the site is currently in use as a dog training area. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m zone of a water recycling area.</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 states it is intended to acquire planning permission and then sell the site to a third party for development. The site promoter suggests the land will be available between 2024 and 2028. The site is currently in use as an established dog training area. The site promoter has made no reference to this existing land use in their submission.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is well contained by existing vegetation which also provides a buffer from the A1(M). Noise mitigation will still be a key requirement in a future development of the site. There are few other constraints to the site and there is an existing access form High Street into the site. Also there is uncertainty over when the existing business may relocate or leave the site.</p>	~
<p>Deliverability / developability</p> <p>The site is greenfield with no existing structures to clear. There are no major topographical challenges to overcome and there are already extensive established planting along its boundaries, particularly its eastern edge adjacent to the A1(M), to mitigate noise, air and light pollution. Even so masterplanning and design mitigation will still be required to ensure a high quality living environment. There is an existing business using the site and no planning application has been made for residential development on the site. The site is intended to be available between 2024 and 2028 and it doesn't appear that an allocation status is sought. Considering these factors, the site is categorised 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:

- Is greenfield land consisting of land classified mostly as grade 3 agricultural land
- Within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Accessible to natural green space
- Located on the southern edge of the built form of Stilton village, providing an opportunity for a modest village extension of a scale that would retain the character of the area
- Is adjacent to the A1(M) giving rise to additional risk from higher levels of pollution
- The site is relatively well contained in the landscape due to the A1(M)
- There are mature trees along the site's frontage along High Street, some may need to be removed to accommodate development

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form but this would require noise mitigation from the nearby A1(M)
- Potential relocation of the existing dog training business may be required

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.6ha 70% net developable area to allow sufficient landscaping to provide a soft village edge and mitigation from the A1(M). 2.6 ha x standard proportion of 70% = 1.82 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 1.82 ha x 25 dph = 46 homes	Available post 2024-2028 Build out over 2 years

Updates after the Initial Assessment

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Stilton 4: Land off Caldecote Road, Stilton

Site reference	Stilton 4
Site name	Land off Caldecote Road, Stilton

Site address	Parish(es)	Site area (ha)
Land off Caldecote Road, Stilton	Stilton	7.80ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	150 - 190 homes	Available 2023 Build out over 4 - 5 years

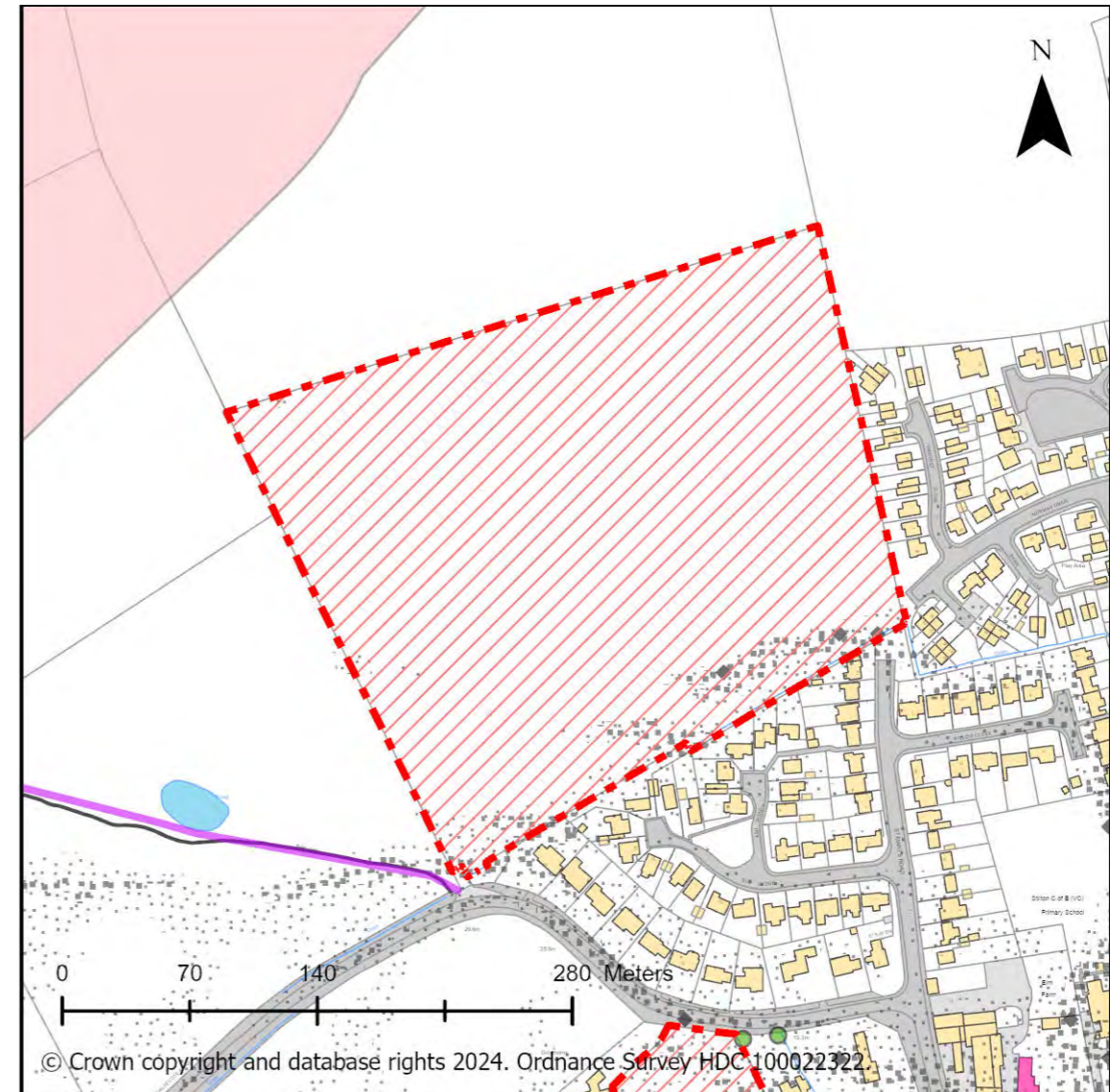
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CFS:142
Relevant planning history	<ul style="list-style-type: none"> None relevant The site was assessed in the HELAA (2017) (site reference 110 -North of Elm Close, West of Harvest Close, Stilton) but was not taken forward 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	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, there is risk form surface water flooding along its southern edge where it adjoins residential development at Ash Road. Most of the land is classed as grade 3 agricultural land with the south-east corner of the site abutting dwellings at Harvest Close is classed as 'urban' land. The site is situated to the north of Elm Close on the north-western edge of Stilton. To the south and along part of the eastern site boundary is residential development. To the north and west of the site is open countryside. The site adjoins open countryside, although it is relatively well contained in the landscape: the land slopes south east towards Stilton village. Development at the north western edge of this site would be visible from Folksworth and also to the north east. The site currently includes mature hedgerows and trees which provide some screening.</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. The site promoter states it is intended to secure vehicular and pedestrian access from Norman Drive/St Mary's Road. Engagement with the County Council will be required to ascertain if these are an appropriate point of access for the proposed quantum of development. There is also a small parcel of land between the site and the highway which the site promoter identifies is a ransom strip which may impede development.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 controlled by a single family who supports its development. There are no known legal restrictions impacting the site. Although the site promoter identifies that there is a ransom strip impacting the site. The site promoter details that the site will be delivered directly by a house builder. The site promoter suggests the land is available now.</p>	~
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. They state that it is intended to secure vehicular and pedestrian access from Norman Drive/St Mary's Road. It is identified in the call for sites submission that there is a ransom strip impacting the site which will require an agreement from the landowner of this land in order to secure access.</p>	~

<p>There are few physical constraints to development, there is some surface water flood risk to overcome and landscaping will required. The promoter states that it is intended to deliver residential development in the southern and eastern parts of the site with structural landscaping, open space and biodiversity net gain to the north and west to mitigate these constraints.</p>	~
<p>Deliverability / developability</p> <p>The site is greenfield with no structures to clear and there are minimal physical constraints to development which could not be mitigated through sensitive design and masterplanning. There is however a ransom strip impacting the site which could impact the achievability of its development. The promoter states that an agreement will be required with the landowner of the ransom strip to overcome this. Even though it is stated that the site is available now, until the issue with the ransom strip is resolved the site is categorised 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"> ● Is greenfield land consisting of land classified mostly as grade 3 agricultural land ● Within flood zone 1 with some surface water flood risk ● In walking distance to services, shops and primary education within Stilton ● Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon ● Not accessible to natural green space ● Located on the western edge of the built form of Stilton village, providing an opportunity for a modest village extension of a scale that would retain the character of the area ● The site is relatively well contained in the landscape as the land slopes south east towards Stilton village ● Development at the north western edge of this site would be visible from Folksworth and also to the north east. Therefore, retaining development within the south and east of the site would be preferable as the natural land form will assist in screening the site from significant landscape impact. ● The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement. <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. Reducing the developable area of the site will also shape the development so that the potential scale of development can more successfully integrate and reflect the character of the landscape and townscape.
- Successful development will require resolution to the ransom strip between the site and St Marys Road.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 7.80ha 30% net developable area to focus development towards the existing built form and reduce encroachment into the countryside. 7.80ha x 30% = 2.34 ha	Net developable area of 2.34ha Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 2.34ha x 25 dph = 59 homes	Available post 2028 subject to successful allocation status and resolution of ransom strip Build out over 4-5 years

Updates after the Initial Assessment

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Stilton 5: Land rear of 16 to 58 North Street, Stilton

Site reference	Stilton 5
Site name	Land rear of 16 to 58 North Street, Stilton

Site address	Parish(es)	Site area (ha)
Land rear of 16 to 58 North Street, Stilton	Stilton	2.98

Promoter's Intentions

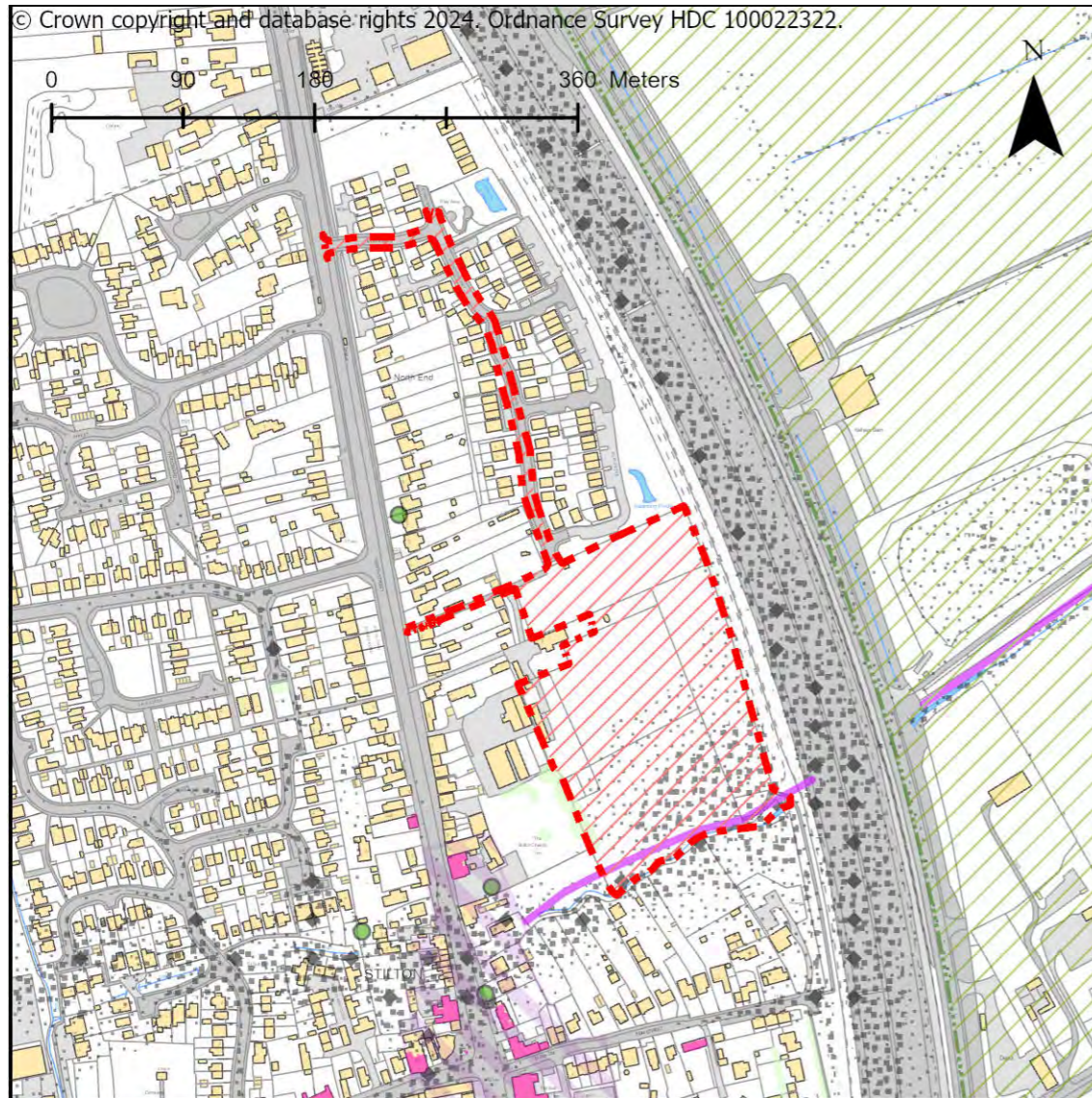
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	70 homes	Available 2023 Build out over 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:186
Relevant planning history	<ul style="list-style-type: none"> 22/02275/FUL for erection of 70 dwellings including access, parking, amenity, open space, play space, SuDS scheme, landscaping and tree protection measures. Received in November 2022 and pending consideration.
Land type	Predominately greenfield land
Current use of the site	Open grazing land with a tennis court within the site
Supporting information	<ul style="list-style-type: none"> Arboricultural Impact Assessment (October 2022) (document reference: 11361_AIA.001 Rev A)

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 wholly located within flood zone 1 but is constrained by surface water flood risk on over 50% of the site. It is wholly classified as urban land. The site is broadly level and consists of several fields separated by hedgerows. Its contain extensive vegetation and hedgerows along most of its boundaries, the most extensive being along its eastern edge where it is adjacent to the A1(M). The site is bounded by residential properties on its southern, western and most recently northern edges with the A1(M) forming a strong eastern edge. It is located to the rear of the North Street infilling the gap between the it and the A1(M). This is a phase 2 development of the site to the north which started to infill this gap. There is a public right of way along its southern edge.</p>	~
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<p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the A1(M) is likely to increase the risk form noise, air and light pollution. There are no nature conservation designations on site. On its western edge were the site adjoins the former Stilton Cheese Inn, there are a collection of trees that are protected under a blanket Tree Preservation Order. There are no heritage designations within the site. It is within 60m of a conservation area and listed buildings which built development and any removal of trees within the site could impact the setting of. Vehicular access is proposed from Houghton Way which runs through the recent development to the north of the site. An additional pedestrian/ cycle route is proposed via an existing access route between 58 and 60 North Street.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 multiple ownership with development supported by all owners. A housebuilder is involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the housebuilder. The site promoter states that the land is available now and take 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. There a several constraints to overcome including the level of surface water flood risk on site, the proximity to the A1(M), impact on trees and potentially the setting of heritage assets. This is second phase of development to the rear of North Street with phase 1 completing in 2024, as such it is proposed to provide an access route through to this site from the phase 1 development. A full planning application has been submitted whereby the details of how to overcome and mitigate these are being considered.</p>	+
<p>Deliverability / developability</p> <p>There are no structures to clear on site but as highlighted there are several constraints to overcome. A full planning application for 70 homes has been submitted to the Council on behalf of Bellway Homes and includes technical studies including ecological appraisals, flood risk and drainage strategy, geo-environmental studies and lighting assessment as well as detailed layout plans. Considering that a full planning application is in progress and detailed design work to overcome constraints, the site is categorised as deliverable.</p>	+

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

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

- Is greenfield land consisting of land classified as urban
- Within flood zone 1 with surface water flood risk on about 50% of the site
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Not accessible to natural green space
- Located on the eastern edge of Stilton between North Street and the A1(M)
- Development would be a second phase of residential in depth development which would continue this pattern of development completely infilling the gap between the village and the A1(M)
- Proposed pedestrian/ cycle route from North Street would aid permeability and accessibility to village services
- Adjacent to the conservation area and the listed former Stilton Cheese Inn

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form and provide a gentle densification within the existing built form
- Impact on heritage assets and their setting will need to be carefully considered and mitigated through masterplanning
- Landscaping and noise mitigation as well as sustainable drainage will be required

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.98ha 75% net developable area to allow sufficient landscaping and appropriate layout to address surface water flood risk, provide noise mitigation and harm to designated heritage assets. 2.98 ha x standard proportion of 75% = 2.235 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 2.235 ha x 25 dph = 56 homes	Available post 2024-2028 Build out over 3 years

Stilton 6: Land to the South and West of 61 Church Street, Stilton

Site reference	Stilton 6	
Site name	Land to the South and West of 61 Church Street, Stilton	
Site address	Parish(es)	Site area (ha)
Land to the South and West of 61 Church Street, Stilton	Stilton	2.43

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	40 - 50 homes	Available 2024 - 2028 Buildout over 1 - 2 years

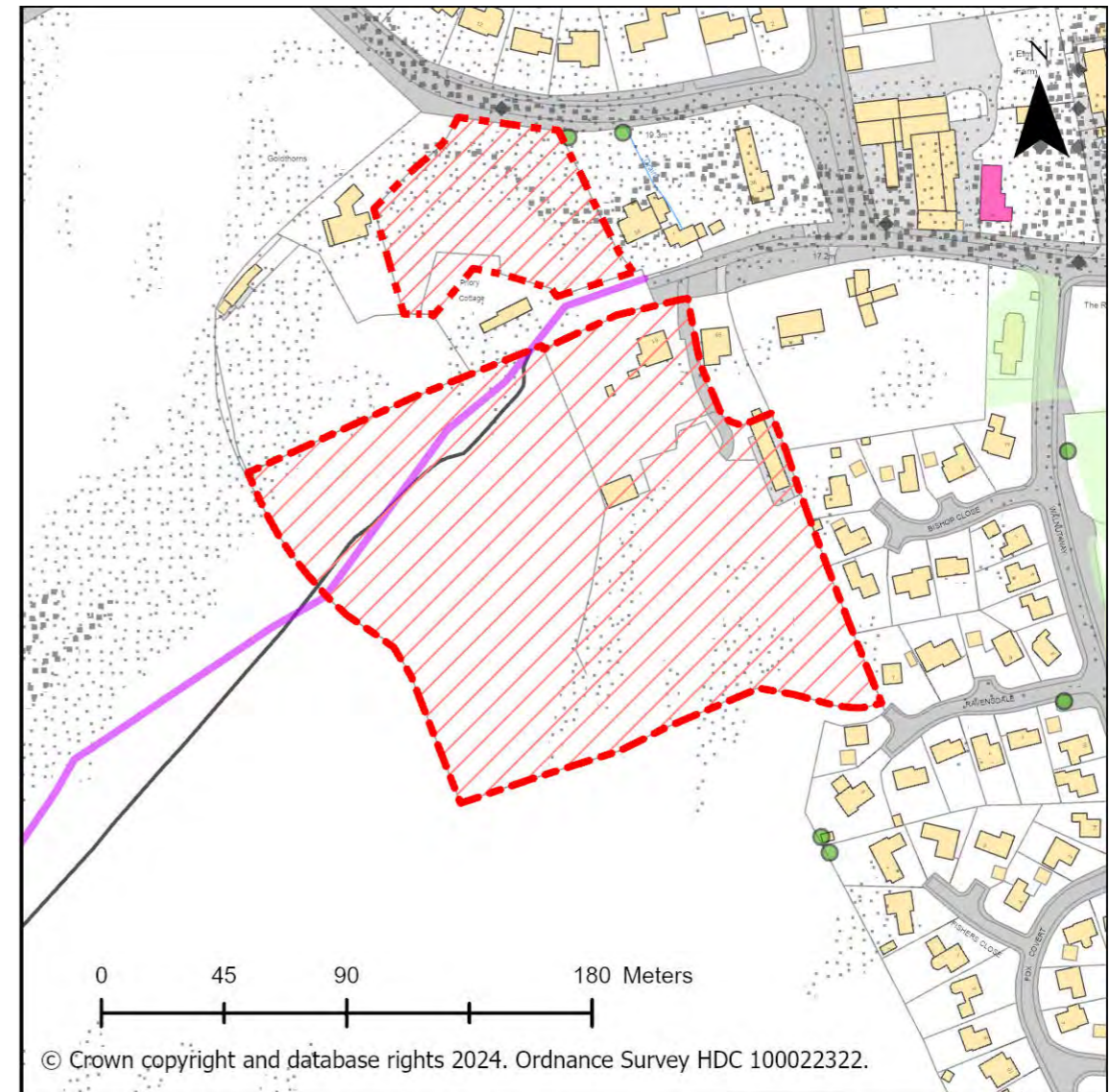
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2412
Relevant planning history	None relevant
Land type	Partly greenfield land and partly previously developed land
Current use of the site	Partly agricultural land and partly residential
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 located within flood zone 1 but is constrained by surface water flood risk across a third of the site. Approximately a third of the site is classified as being grade 3 agricultural land with the remain two thirds being urban land. The site consists of a residential property (61 Church Street) which is a single storey property with the rest of the site forming a large curtilage to it. There are some established trees within the site but these are not protected. It is unclear from the submission if the property is to be retained within proposals or to be demolished and the site completely redeveloped. The site slopes from its western to eastern edge down by some 10m. The site's western and southern edges also have fairly thick vegetation running along them which screen the site from view and encloses it. The combination of this established screening and the land levels means that the site is not very visible in longer range views. There is a public right of way that runs through the north western corner of the site which connects from Church Street through the site to the open countryside to Denton. To the east and north of the site are residential properties and to the south and west is the open countryside.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site although there are some telegraph poles along the site's frontage on Church Street. There are no nature conservation or heritage designations within the site. There is an existing access to the property (61 Church Street) into the site from Church Street.</p> <p>The site is mostly greenfield but is partly previously developed as there is an existing residential property on site meaning that the development will minimally contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it the intention of the landowner to acquire an allocation status for the site before selling the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028 and take between 1 and 2 years to build out.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all main services are within the site boundary apart from the public highway which is accessible from the site boundary. The site has some constraints to overcome including surface water flood risk along its northern edge and the incorporation of the public right of way within design proposals. There is an existing access from Church Street into the site.</p>	+
<p>Deliverability / developability</p>	~

There may be structures to clear on site if it is proposed to remove the dwelling on site. The site promoter states that it the intention of the landowner to acquire an allocation status for the site before selling the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028. Therefore, 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 land mostly classified as urban land and a third classified as grade 3
- Within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Not accessible to natural green space
- Located on the south western edge of the built form of Stilton village, providing a rounding off opportunity that would be of a scale that could be integrated into the village without adversely impacting the character of the area
- Development should be focused to wards the eastern half of the site following the land form of the site and minimise longer range landscape impact

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

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.
- Successfully development will require integration of the existing public right of way within a masterplan for the site
- Confirmation whether the existing dwelling on the site is to retained and integrated with proposals or demolished

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 2.43ha (the existing dwelling makes up 0.25ha of this)</p> <p>60% net developable area to focus development towards the eastern half of the site so that appropriate landscaping can be incorporated into the scheme and reduce the amount of built development extending into the countryside.</p> <p>If the existing dwelling was to be demolished, the following may apply: 2.43 ha x standard proportion of 60% = 1.49 ha</p> <p>If the existing dwelling were to be retained, this would reduce the site area to the following: 2.43 - 0.25 = 2.18ha x standard proportion of 60% = 1.3 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>If the dwelling were to be demolished scenario: capacity = 1.49 ha x 25 dph = 36 homes</p> <p>If the existing dwelling was to be retained scenario: capacity = 1.3 ha x 25 dph = 33 homes</p>	<p>Available post 2028 subject to successful allocation status</p> <p>Build out over 1-2 years</p>

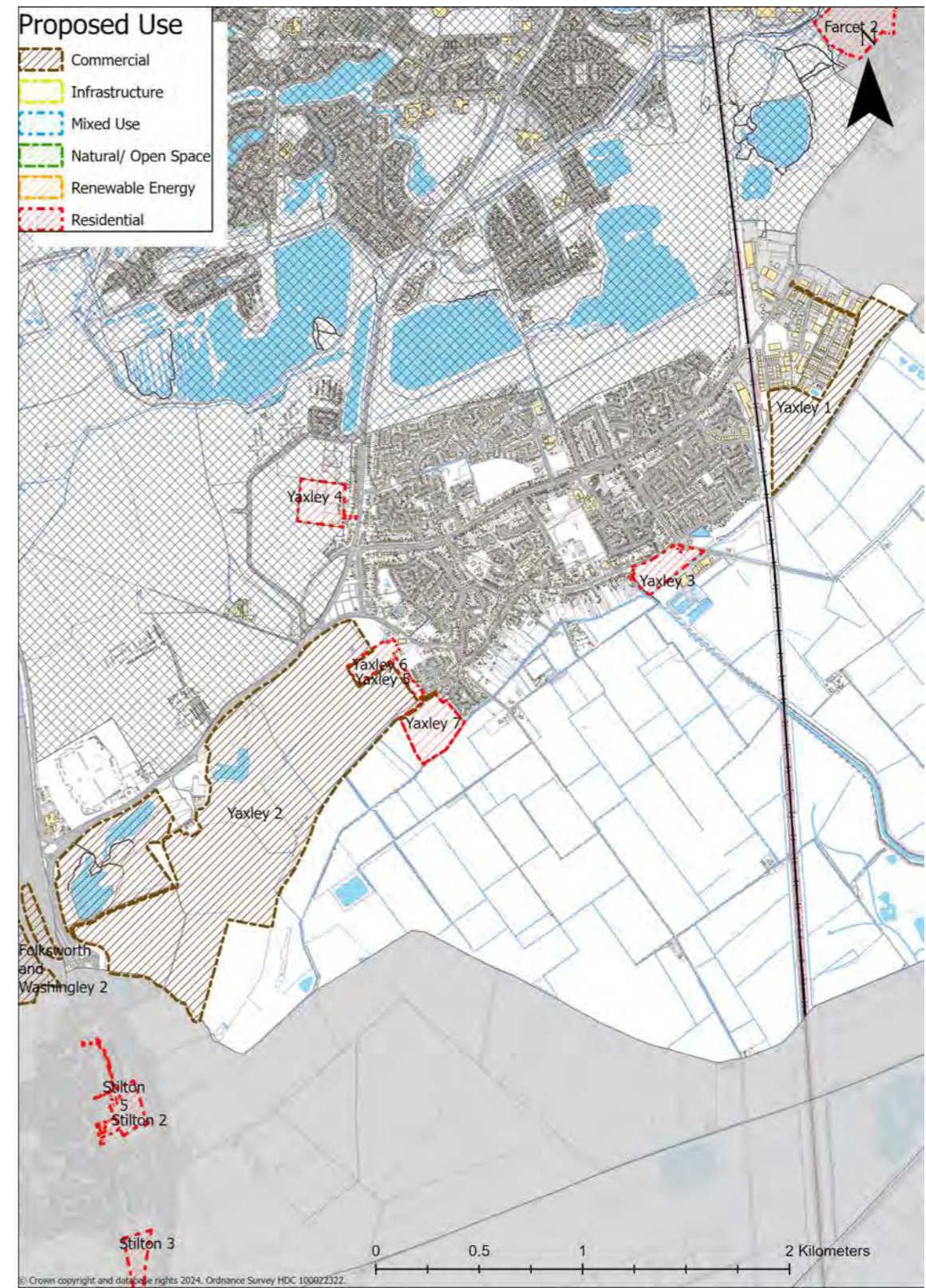
Updates after the Initial Assessment

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14 Yaxley

14.1 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Yaxley 1: Eagle Business Park Phase 3, Yaxley
- Yaxley 2: Land South West of Yaxley and East of A1(M) near Norman Cross
- Yaxley 3: Land South of Main Street, Yaxley
- Yaxley 4: Folly Farm, London Road, Yaxley
- Yaxley 5: Land off The Wykes, accessed from West End, Yaxley
- Yaxley 6: Land to the rear of St Peter's Church, Yaxley
- Yaxley 7: Land South of 25 West End, Yaxley



14.2 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

Yaxley 1: Eagle Business Park Phase 3, Yaxley

Site reference	Yaxley 1
Site name	Eagle Business Park Phase 3, Yaxley

Site address	Parish(es)	Site area (ha)
Eagle Business Park Phase 3, Yaxley	Yaxley	16

Promoter's Intentions

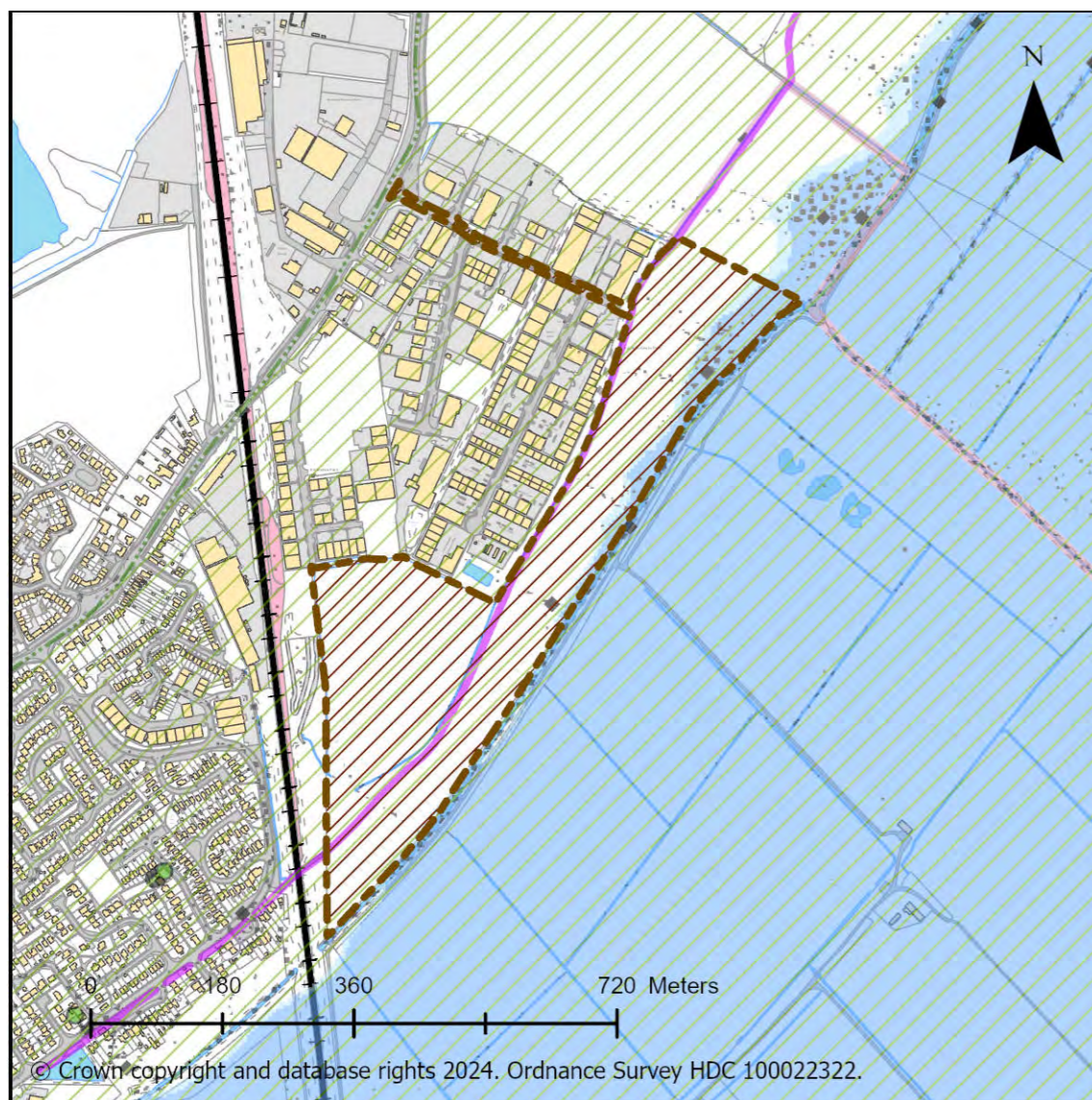
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> Employment 	35,000 sqm	Available 2024 - 2028 Build out over 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:18
Relevant planning history	<ul style="list-style-type: none"> 23/00973/OUT for the provision of an extension to Eagle Business Park to (Phase 3) to provide 35,000 sq. m. of commercial floor space (Use Classes E (g) (i-iii), B2 & B8). This was submitted in May 2023 and is pending consideration. The site was assessed in the HELAA (2017) (site reference: South of Eagle Business Park) - this was a slightly smaller site area of 13ha. 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	Agricultural land
Supporting information	<ul style="list-style-type: none"> Supporting Statement (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	Approximately 50% of the site is classified as grade 1 agricultural land, the western and northern parts of the site are classified as grade 2 and 3.	Pass
Flood zone 3b	None although some of the site's eastern/southern edge 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



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The site adjoins the Eagle Business Park and seeks to provide a third phase to the employment area.</p> <p>The majority of the site is located within flood zone 1 but its southern/eastern edge falls within flood zones 2 and 3a. This flooding is associated with the Pig Water drain which adjoins the southern/eastern edge of the site. There is some surface water flood risk across the site. Approximately 50% of the site is classified as grade 1 agricultural land, the western and northern parts of the site are classified as grade 2 and 3. The site is broadly level and open with some trees along the site's southern/eastern edge where it adjoins the Pig Water</p>	~
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<p>drain. The site is highly visible from the south and east due to flat fenland landscape but is less visible from the west due to railway and existing development. The site is currently visible from the north due to the gently falling landscape, and landscaping is not established at the intervening Eagle Park. Development would have a significant landscape impact. There is also a public right of way running through the site.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the East Coast Mainline Railway is likely to increase the risk form noise, air and light pollution. There are no nature conservation designations on site, however the site is located within the landscape and visual setting of the Great Fen. There are no heritage designations on the site. Vehicular access is proposed from Falcon Way.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 single ownership and its development is supported by the landowner. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner. The site promoter states that the site will be available between 2024 and 2028 and take 5 years to build out. There is currently a planning application for employment development.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site's location on the south eastern edge of Yaxley means that landscape impact is a significant development constraint. The site is highly visible in longer views from the south due to the generally open Fenland landscape; in particular, the land lies within the landscape and visual setting of the Great Fen, and development may adversely impact on the aims and objectives of the Great Fen. There is a public right of way running through the site which may require diversion. Access can be achieved by extending Falcon Way.</p>	~
<p>Deliverability / developability</p> <p>There are no structures on site to clear. As highlighted there are considerable constraints to overcome including flood risk but most notably the impact on the landscape and the setting of the Great Fen. It is intended to deliver the site directly by the landowner. The site promoter states that the site will be available between 2024 and 2028 and a planning application has been submitted to the Council for employment development. As this is an outline application and not yet determined, the site is considered to be 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 site is greenfield, approximately half of the site is classified as grade 1 agricultural land
- Increased risk of flooding along its eastern and southern edge
- Has the potential to provide a third phase to an established employment area located on the edge of one of Huntingdonshire's larger villages
- Subject to masterplanning, the site could be integrated into the existing employment area
- Has the potential to provide further employment opportunities to people within Yaxley and surrounding settlements
- Good accessibility to public transport options
- Proximity to East Coast Mainline railway may give rise to increased levels of pollution
- Is not constrained by designated heritage assets
- Is sensitively located within the landscape being within the landscape and visual setting of the Great Fen
- Would further extend the built form of Yaxley into the Fenland landscape
- More landscaping will be required along its eastern and southern edges to mitigate landscape, flooding and noise impacts which will reduce the net developable for the site

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

- Is potentially appropriate for employment development to compliment the adjoining employment area
- The net developable area should be reduced to provide significant levels of landscaping and sustainable drainage to mitigate landscape impact on the Great Fen and address the risk of flooding
- Landscaping plan should also seek to incorporate noise mitigation measures as well as opportunities for biodiversity net gain
- The public right of way within the site will need to be incorporate into proposals or diverted

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 16ha.	Commercial - employment	Available 2024 - 2028 Build out over 5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>As this is a large scale employment site in a sensitive location in terms of landscape and also the risk from flooding, the net developable area will be used to calculate a indicative capacity. To account for these constraints, a 50% net developable area will be applied.</p> <p>16 ha x standard proportion of 50% = 8 ha</p>	<p>The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity:</p> <p>0.40 plot ratio x 8 ha = 3.2 ha of land for employment uses equating to 32,000 sqm.</p>	

Updates after the Initial Assessment

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Yaxley 2: Land South West of Yaxley and East of A1(M) near Norman Cross

Site reference	Yaxley 2
Site name	Land South West of Yaxley and East of A1(M) near Norman Cross

Site address	Parish(es)	Site area (ha)
Land South West of Yaxley and East of A1(M) near Norman Cross	Yaxley	131.18

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> Logistics and distribution 	Circa 275,000 sqm	Available 2029 - 2034 Build out over 5 - 7 years

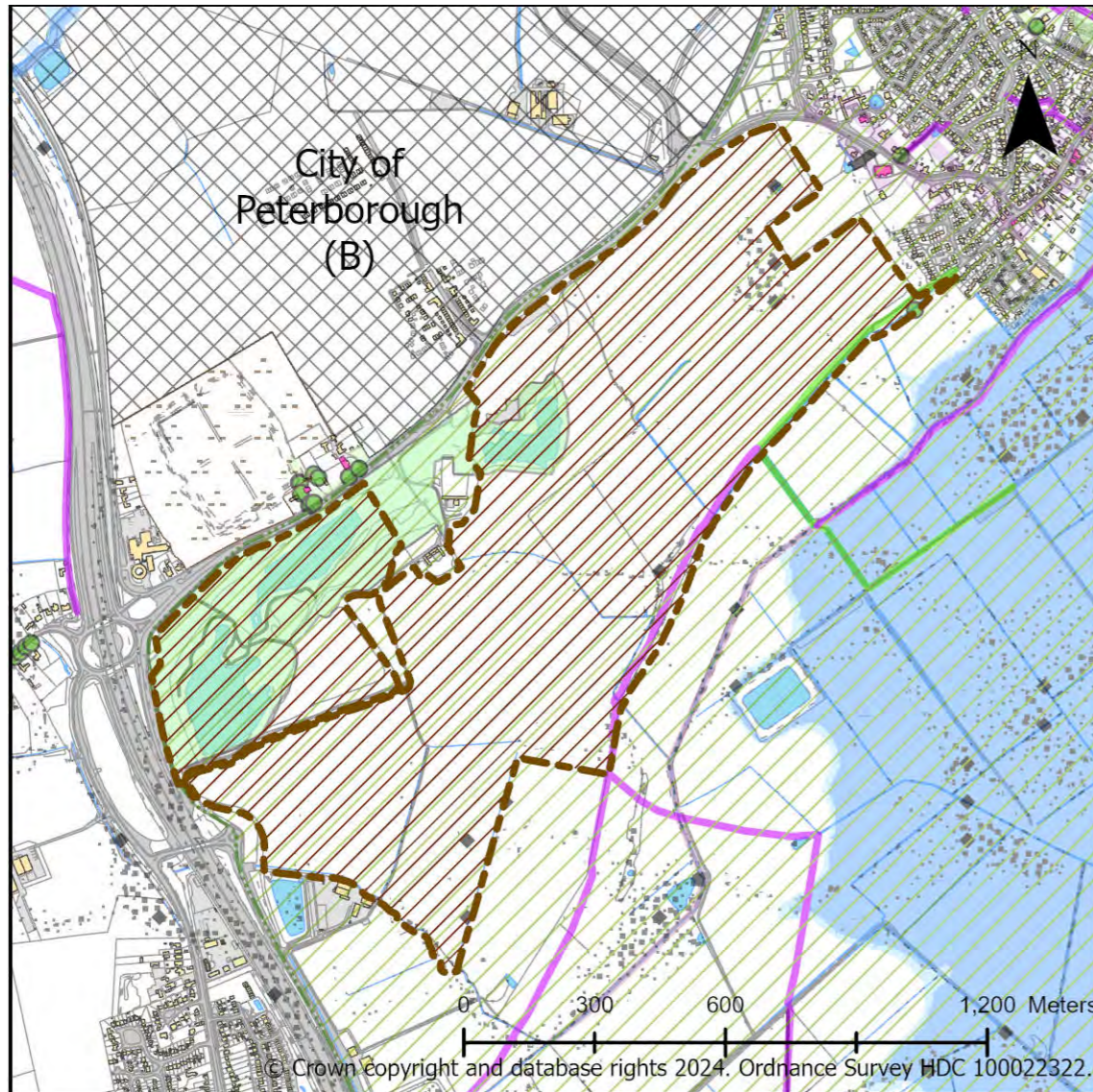
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:126
Relevant planning history	None relevant
Land type	Mostly greenfield land with some previously developed land
Current use of the site	Agricultural land and former brickworks
Supporting information	<ul style="list-style-type: none"> Agricultural land classification grade image Agricultural land classification image at 1:250,000 scale Area Plan (plan reference: ASC.21.243F) (May 2023) Site Constraints Plan (plan reference: 23206-UMC-XXXX-SI-DR-A-0501 revision P04) (May 2023) Constraints Analysis, Spatial Strategy and Design Evolution Statement (June 2023) Heritage Appraisal (June 2023) Summary Landscape and Visual Appraisal (June 2023) Masterplan (plan reference: 23206-UMC-ZZZZ-SI-DR-A-0603 revision P02) (June 2023) Mineral Safeguarding Technical Note (June 2023)

<ul style="list-style-type: none"> Mineral Resources Map Letter from Cambridgeshire County Council Minerals and Waste Team (October 2022) O&H Properties Norman Cross Presentation (November 2023) Outline Transport Strategy Note (document reference: JN2469-Rep-0001.3) (June 2023) Planning Statement (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	The northern part of the site contains the Norman Cross Brickpits County Wildlife Site.	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



edge to southern edge by some 10-15m. The site is bounded by various hedgerows and tree lined boundaries some of which are quite mature, albeit around the perimeter of the site. Whilst in agricultural use now, the site historically comprised the Normans Cross brickworks with over 50% of the site being subject to mineral workings, extracting brick clay from the site which has subsequently, in part, been filled with inert fill. The nature of the site and its former workings makes it a visually contained site from the west and north due to the escarpment. The site is much more visible from the south and east with views across the Fenland landscape and also Yaxley. Considering these factors development could have a significant landscape with the greatest impact being experienced to the south and east.

There is no known contamination on site and no oil or gas pipelines running through the site. The site's proximity to the strategic road network mean that development is at greater risk from air, light and noise pollution, additionally the proposed development could increase levels of pollution. The northern part of the site contains the Norman Cross Brickpits County Wildlife Site. The site is also within the Landscape and Visual Setting of the Great Fen. The proposed masterplan for the site shows that the area of the site falling within the County Wildlife Site will be used for biodiversity net gain or will not be developed on at all. There are no heritage designations on site, however, it is adjacent to two grade 2 listed buildings along London Road (Norman House and the Former Governor's House. It is also adjacent to the scheduled monument of the site of the Norman Cross Depot for Prisoners of War. Further to the east the site is within the setting of the grade 1 listed St Peter's Church in Yaxley and the conservation area. The site can be accessed from the A15 (London Road). The submitted planning statement outlines the following access arrangements for the proposed development which will require engagement with Cambridgeshire County Council:

- A spine road between the B1403 and the A15. This is likely to feature a signal-controlled T-junction on the A15 and a fourth arm on the existing roundabout at B1403 / Yards End Lane.
- A segregated footway and cycleway along the full length of the spine road.
- Connectivity to the external Public Rights of Way and National Cycle Network.
- Re-route and extend existing bus services through the site.

The site is predominantly greenfield with a small amount of previously developed land where the former brickworks were which have largely already been restored to nature, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; the site promoter has provided documentation detailing correspondence with Cambridgeshire County Council to date on the viability of the site for brickclay extraction. The planning statement submitted states that over 50% of the site has already been worked for minerals and a scope of work for a full Mineral Resource Assessment will be undertaken which will include intrusive surveys to establish the extent of Lower Oxford Clay within the remainder of the site. The site promoter states that once the assessment has been completed it will be shared with the Huntingdonshire's Local Plans team. The site is beyond 400m of a water recycling area.

Assessment of Site Potential

Context, constraints and potential suitability

The site is located immediately south of the A15, adjacent to Peterborough City Council and the Great Haddon development. To the west is the A1 and the B1043, and to the east is Yaxley. There is open countryside to the south. It is proposed to provide big-box warehousing units used for logistics and distribution development.

The site is wholly located within flood zone 1 with some surface water flood risk within the site, mostly within the former brickworks where there are two large water bodies. The site is wholly classified as grade 3 agricultural land which is currently farmed and approximately 21ha comprising a local wildlife site and fishing lakes. The site slopes from its northern

<p>Availability</p> <p>The site is controlled by a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The site promoter suggests the land will be available between 2029 and 2034.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are accessible from the site boundary. Cumulatively, the site has several significant constraints relating to its topography, its sensitive location in the landscape particularly to the east and south with its relationship the Fenland landscape and to Yaxley. Additionally, the status of mineral extraction on site will need to be fully assessed and scoped. There are likely to be impacts on designated conservation and heritage designations. Access arrangements and the impact of the proposed development on the local and strategic highways network will need to be fully assessed with engagement with relevant stakeholders.</p>	~
<p>Deliverability / developability</p> <p>The site is largely greenfield. There are substantial topographical and landscape constraints which will need to be overcome. There are also nature conservation and heritage designations which any proposed development will need to consider. The site promoter states the site will be available between 2029 and 2034, as such the site is categorised as being developable.</p>	~

- Potential to support job creation within Yaxley which is rated as being one of the most deprived wards in Huntingdonshire, however the number of potential full time jobs is unclear at this time. The proposed development of the site for big-box warehousing units used for logistics and distribution may result in a lower dense density across the site.
 - Strategically located in terms of accessibility to the strategic highways network and is of a scale that could provide enhancements to the local public transport network
 - Located to the west of Yaxley with the potential to significantly adversely impact the landscape and townscape character and setting of the settlement. This impact is furthered by the urbanising impact of the development at Great Haddon in Peterborough to the north which is will have an urbanising impact on Yaxley.
 - Is within the landscape and visual setting of the Great Fen, development at this scale could have a fundamental adverse impact on the the Great Fen and wider fenland landscape
- In combination the outcomes of the LAA and SA indicate that the site:
- The site is not considered to be appropriate for development due to the likely significant adverse impacts on the fenland landscape and the setting of the Great Fen. It will also fundamentally and detrimentally impact the character and setting of Yaxley.

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

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 partially greenfield land and partially previously developed land consisting of land formerly used for mineral extraction
 - Classified as grade 3 agricultural land in current agricultural use
 - Is within flood zone 1 but has some surface water flood risk
 - Part of the site contains the Norman Cross Brickpits County Wildlife Site and within 2km of the Orton Pit SSSI and SAC
 - Is somewhat constrained by designated heritage assets

Updates after the Initial Assessment

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Yaxley 3: Land South of Main Street, Yaxley

Site reference	Yaxley 3
Site name	Land South of Main Street, Yaxley

Site address	Parish(es)	Site area (ha)
Land South of Main Street, Yaxley	Yaxley	3.52

Promoter's Intentions

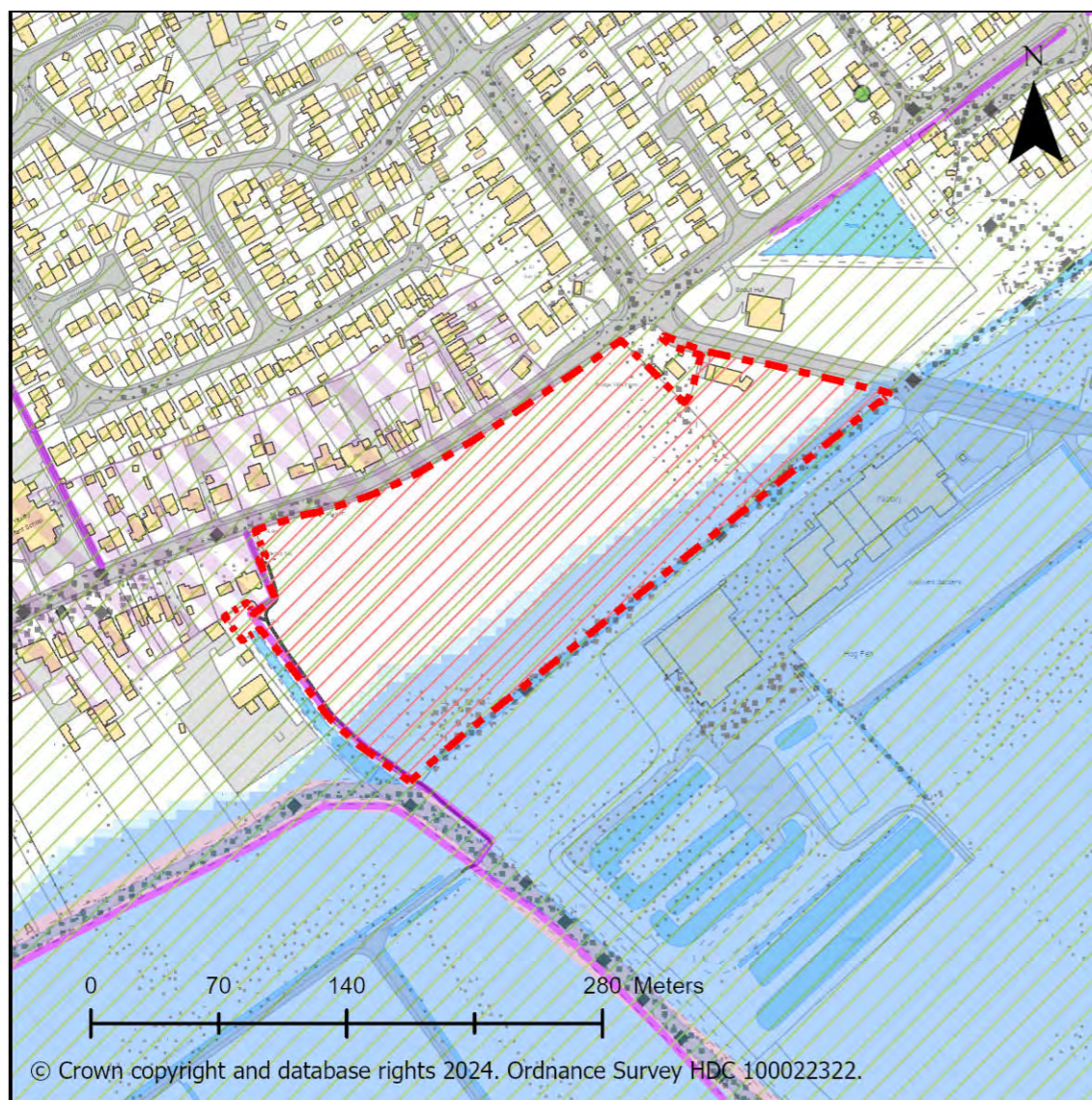
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing 	90 homes	Available 2023 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:273
Relevant planning history	<ul style="list-style-type: none"> None relevant The site was assessed in the HELAA (2017) (site reference: Main Street) - this was a slightly larger site area. 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	Agricultural land
Supporting information	<ul style="list-style-type: none"> Concept Masterplan (plan reference: 61604-MCB-ZZ-ZZ-PP-A-S3-0001-P1) (June 2023) Heritage and Townscape Assessment (May 2021) Landscape and Visual Impact Assessment (June 2021) Site Justification (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	A small part of the site's north eastern corner is classified as grade 1 agricultural land but the vast majority of the site is classified as urban	Pass
Flood zone 3b	None but some of the site's southern edge 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



Assessment of Site Potential

Context, constraints and potential suitability

The majority of the site is located within flood zone 1, with a proportion of the site's southern edge being located within flood zones 2 and 3a (about 34% of the site), this flood risk is associated with Pig Water drain which adjoins the site's boundary on this site. There is also some surface water flood risk along the site's southern and eastern edges. The submitted concept masterplan shows that largely no built development is proposed in parts of the site at an increased risk of flooding and that this land will provide open space and landscaping. The site is largely classified as being urban land apart from a small part of the site's north eastern corner which is classified as grade 1 agricultural land. The site is broadly level but it does very gently slope towards the south. There is vegetation along the



site's frontage. There are currently long views from Main Street across this site onto the fens. Long views into the site from the south are mostly prevented by RB Organic Fruit Ltd and Produce World Yaxley and by trees. The site is within the landscape and visual setting of the Great Fen. There is a public right of way running along the site's western edge which means that development would be visible from this public vantage point. To the north along Main Street are residential properties and the Duck & Drake Public House. To the west and east are further residential properties. To the south are large agricultural buildings associated with RB Organic Fruit Ltd and Produce World Yaxley.

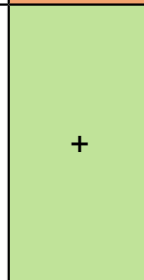
There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site, it is however within the landscape and visual setting of the Great Fen. There are no heritage designations on site but it does adjoin a conservation area on its northern and part of its western boundary. Access to the site may be possible from Main Street. The submitted concept masterplan shows that two vehicular access points are proposed from Main Street.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.



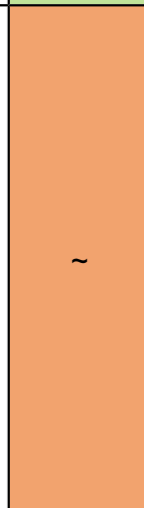
Availability

The site is in the ownership of a family who supports its development. The site is optioned with the site being promoted by a developer. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the housebuilder. The site promoter states that the land is available now and will take 2 years to build out.



Achievability

The site promoter has identified that all access and services are accessible from the site boundary. There are several cumulative constraints to including flood risk, and the site's location on the edge of Yaxley means that townscape and landscape impact is a significant development constraint. While the site is not particularly visible in longer views from the south, the land lies within the landscape and visual setting of the Great Fen, and development may adversely impact on the aims and objectives of the Great Fen. Additionally, development would significantly alter the character of this part of Yaxley. The design of any development proposal and its landscaping scheme will have to demonstrate how it will mitigate and minimise the impact of development on the surrounding townscape and landscape, and on the visual setting of the Great Fen.



Deliverability / developability



There are no structures on site to clear but the site is in a sensitive location within the fenland landscape. In combination with flood risk and the impact on the conservation area, there are several constraints to overcome. There is a housebuilder involved with the site and the site promoter states that the site is available now. A concept masterplan and some technical studies relating to heritage and landscape have been undertaken. There is no active planning application on site, considering this and the constraints to overcome, 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:

- The site is greenfield land mostly classified as urban land but there is a small amount of grade 1 agricultural land
- About a third of the site is constrained by fluvial flood risk
- Fairly remote from natural greenspace
- Remote from designated nature conservation designations but within the landscape and visual setting of the Great Fen
- Adjoins a conservation area on its northern and western boundaries
- Located on the southern edge of Yaxley accessed from Main Street, this part of the village typically has a more rural feel and is more sensitive to development
- In depth development in this location is generally uncharacteristic of the historic development of the village, however some recent infills and redevelopment proposals have started to integrate some in depth development along Main Street
- Has good accessibility to employment opportunities within Yaxley and Peterborough
- Has good accessibility to leisure and cultural facilities, primary education and public transport

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

- Is potentially appropriate for built development if development were focused on land within flood zone 1 and that appropriate landscape and heritage constraints overcome.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.52ha 50% net developable area to focus development on land at the lowest risk of flooding and to retain development towards the built form of the village reducing wider landscape impact. 3.52 ha x standard proportion of 50% = 1.76ha	Residential - market and/or affordable houses Very low density of 35 dph years anticipated due to the edge of village location. Capacity = 1.76 ha x 35 dph = 62 homes	Available post 2024-2028 Build out over 2 years

Updates after the Initial Assessment

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Yaxley 4: Folly Farm, London Road, Yaxley

Site reference	Yaxley 4
Site name	Folly Farm, London Road, Yaxley

Site address	Parish(es)	Site area (ha)
Folly Farm, 25 London Road, Yaxley, Cambridgeshire, PE7 3NQ	Yaxley	4.6

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 	130 homes (78 market and 52 affordable)	Available 2024 - 2028 Build out over 4 years

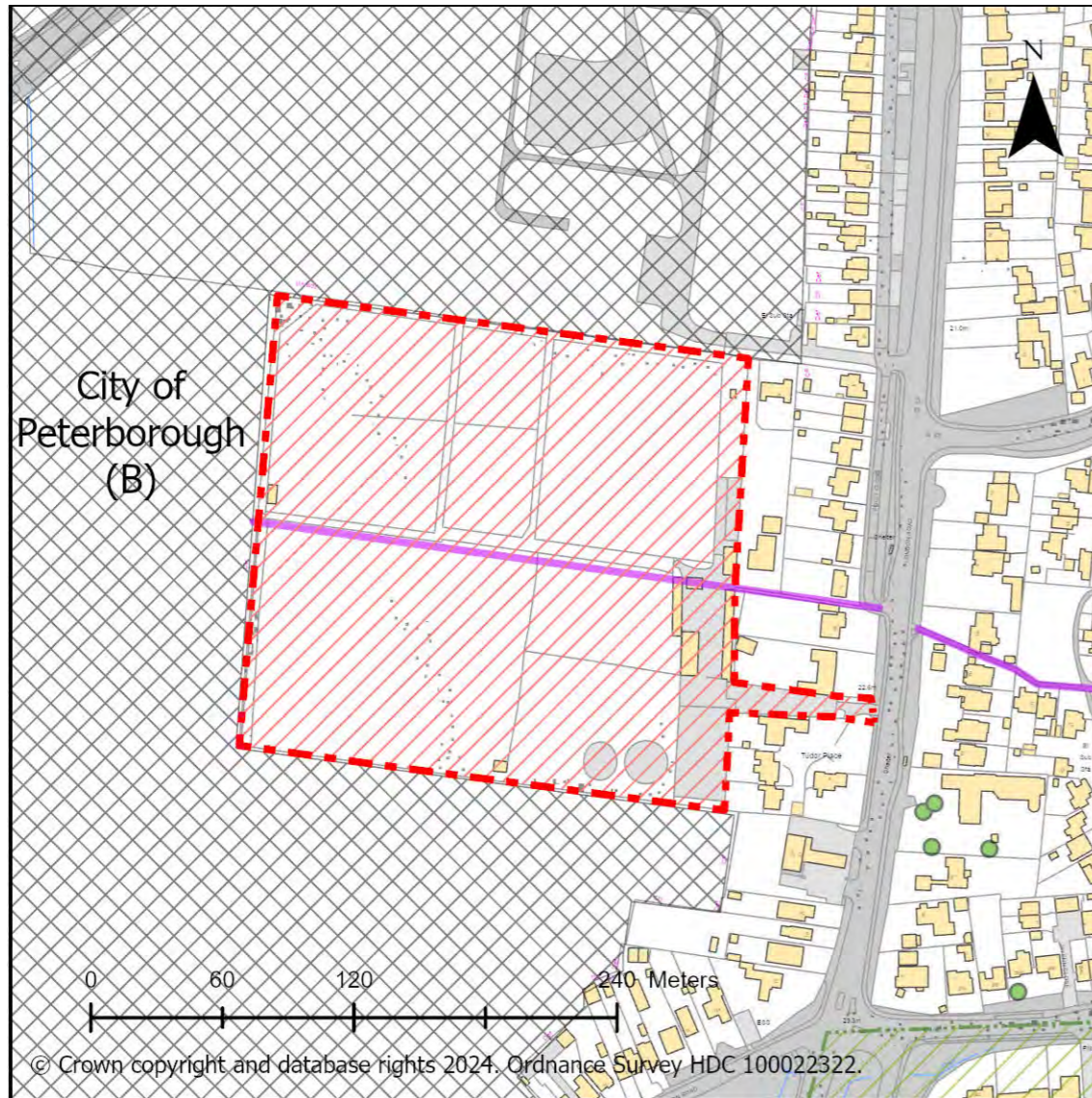
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:228
Relevant planning history	<ul style="list-style-type: none"> 24/00378/OUT for a development of up to 115 dwellings to include public open space, landscaping, access and associated works (following demolition of existing buildings). Approval sought for Access to London Road only at this stage with Layout, Landscaping, Scale and Appearance as reserved matters. This application was submitted in February 2024 and is pending consideration. The eastern edge of the site was assessed in the HELAA (2017) (site reference: Folly Close). The site was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land (agricultural structures on site)
Current use of the site	Agricultural land/ equestrian use

Supporting information	<ul style="list-style-type: none"> Great Haddon Phase One Development Brief extracts (August 2022)
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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
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 located to the west of London Road and on the very eastern edge of Yaxley and of Huntingdonshire district. It is encompassed on its north, west and southern boundaries by land falling with Peterborough City Council.</p> <p>The site is wholly located within flood zone 1 with some surface water flood risk across the site. The site is wholly classified as grade 3 agricultural land. The site broadly level with a public right of way running through the centre of the site from London Road. The boundaries of the site are clearly defined by hedgerows with particularly dense trees and vegetation along its northern edge. To the east is linear residential development which beyond that</p>	
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is the main built form of Yaxley. To the south, north and west are currently agricultural fields (this land has approval for development as part of the Great Haddon). The surrounding context to the site is rapidly evolving with Great Haddon being approved in 2018 to the west and building works now underway. The concept masterplan for Great Haddon shows that it is proposed that Folly Farm will adjoin the Haddon Common community woodland and a sports park. To support these proposed neighbouring land uses and to reduce coalescence between Yaxley and Great Haddon, it would not be appropriate to build on the Folly Farm site. The site could however be appropriate for open spaces or biodiversity net gain opportunities which could tie in with proposed land uses.

There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the A15 may result in an increased risk from noise, air and light pollution. There are no nature conservation or heritage designations on site. The submitted site layout plan proposes to provide vehicular access from London Road. Engagement would be required with Cambridgeshire County to ascertain if this is an appropriate point of access for the quantum of housing proposed. Difficulty in securing a safe access to the site for a residential scheme also further justifies pursuing the site for open space and biodiversity net gain opportunities.

The site is greenfield with some agricultural structures on site, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

Availability

The site is in multiple ownership with development supported by all owners. The site promoter states that there is a legal agreement in place on the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission for the site and then sell it to a third party for development. The site promoter states that the existing business will need to relocate, but consider that this can occur within 3 to 6 months if planning approval is acquired. The site promoter states that the land will be available between 2024 and 2028 and could take 4 years to build out.

Achievability

The site promoter has identified that all access and services are accessible from the site boundary. There are no topographical challenges to overcome but there are considerable constraints to development resulting in its sensitive location being a physical separator between Yaxley and the ongoing Great Haddon development to the west within Peterborough. There is a public right of way that runs through the centre of the site which would need to be retained and could provide a connection through to open and natural open spaces within the site and within Great Haddon.

<p>Deliverability / developability</p> <p>There are some agricultural structures on site to clear. The site promoter is seeking to acquire planning permission for the site and then sell it to a third party for development. Following that the business that currently is open on the site will need to relocate. It is anticipated the site will be available between 2024 and 2028 and a planning application has been submitted on the site for residential development. However, as raised within the suitability and constraints section, the site is in a sensitive location and its development would result in furthering the sense of coalescence between Yaxley and Great Haddon/Peterborough. As such, the site is not considered suitable for built development but could potentially deliver some open space or biodiversity net gain opportunities which could tie in with the proposed adjoining land uses within the Great Haddon illustrative masterplan.</p>	~
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- Incorporate the public right of way running through the site
- Engagement with the site promoter required as potentially suitable land uses differ from those of the site promoter

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 4.6ha	Open space uses and biodiversity net gain opportunities 4.6ha of land for such uses	Available 2024 - 2028 Complete over 4 years

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site will progress to the sustainability appraisal stage but it will only be appraised for biodiversity net gain opportunities. This is to support the proposed neighbouring land uses and to reduce coalescence between Yaxley and Great Haddon.
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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"> • The site is greenfield grade 3 agricultural land and consists of an equestrian centre with some existing structures on site • The site is not constrained by fluvial flood risk but there is some surface water flood risk • Built development is not considered suitable as this would further urbanising effect and would likely result in furthering the potential for coalescence between Yaxley and the evolving new community at Great Haddon within Peterborough • The site could be developed for open space and biodiversity net gain • The site is not constrained by heritage assets • It is within 1km of Orton Pits SSSI so there is potential to provide linkages between habitats • Good accessibility to public transport options <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> • Is potentially suitable for open space and biodiversity net gain uses to retain a sense of separation between Yaxley and Great Haddon

Yaxley 5: Land off The Wykes, accessed from West End, Yaxley

Site reference	Yaxley 5
Site name	Land off The Wykes, accessed from West End, Yaxley

Site address	Parish(es)	Site area (ha)
Land off The Wykes, accessed from West End, Yaxley	Yaxley	0.70

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 	9 market homes 0.10ha for natural, green or open space uses 0.10ha for biodiversity net gain opportunities	Available 2024 - 2028 Build out 1 - 2 years

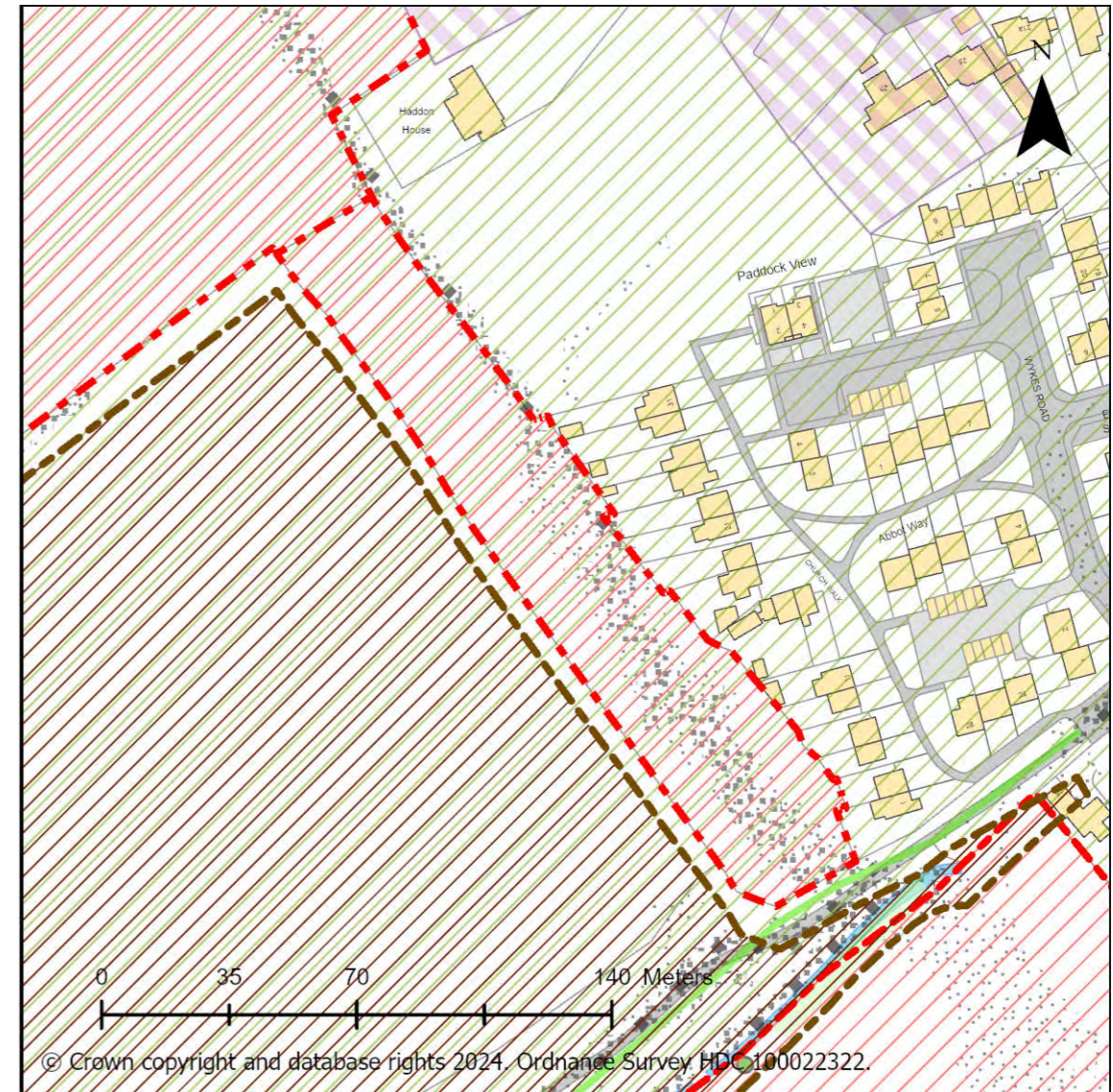
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:300
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 a significant amount of surface water flood risk through the centre of the site. The majority of the site is classified as urban land with the south western corner being classified as grade 3 agricultural land. It is located to the rear of properties along Wykes Road on the western edge of Yaxley. The site gently down slopes from its northern edge to its southern edge with land levels being some 5m lower at its southern edge. There are trees and vegetation along all of its boundaries enclosing the site. To the west, south and north the site adjoins open countryside, to the east it adjoins the rear gardens of properties along Wykes Road. There is a public right of way adjacent to the southern boundary of the site meaning that development will be viewable form a public vantage point.</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 but it is located within the landscape and visual setting of the Great Fen. There are no heritage designations within the site but the northern third of the site is within 40m of a conservation area and also within 75m of the grade I listed St Peter's Church. Considering the higher land levels within the northern part of the site, development is likely to be viewable from these designated heritage assets. There is currently no vehicular access to the site, there is a potential ransom strip between the site and West End, it is unclear whether access can be extended to serve this site and whether there has been agreement from the adjoining landowners to do this.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. An allocation status is sought for the site after which it will be sold to a third part for obtaining planning permission an development. The site promoter states that the site will be available between 2024 and 2028 and take 1 to 2 years to build out.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are unknown apart form the public highway is not immediately accessible. However, as highlighted previously there is no direct vehicular access from the public highway. There appears to be a ransom strip between the site and West End, no information has been provided by the site promoter on</p>	-

<p>how this issue can be overcome and whether the owner of this land will be willing to enable access through their land. Therefore, the achievability of vehicular access is very unlikely. In addition to the location of the development forming back land development, there are considerable design and integration constraints to overcome.</p>	
<p>Deliverability / developability</p> <p>There are no structures to clear but the site is located in a sensitive location in terms of being on the western edge of Yaxley within view of the heritage assets and being within the landscape and visual setting of the Great Fen. Also, achieving an access to the site is a key issue to the site's deliverability. It is intended to acquire planning permission and then sell the site to a third party for obtaining planning permission and development. As such the site is categorised as not being deliverable or developable at this time.</p>	-

Progression of Site through to Sustainability Appraisal

<p>Should the site progress to the sustainability stage?</p>	<p>No due to the cumulative constraints impacting the site and the uncertainty of the achievability of access to the site, it is considered unsuitable for development and therefore not deliverable.</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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Yaxley 6: Land to the rear of St Peter's Church, Yaxley

Site reference	Yaxley 6
Site name	Land to the rear of St Peter's Church, Yaxley

Site address	Parish(es)	Site area (ha)
Land to the rear of St Peter's Church, Yaxley	Yaxley	2.47

Promoter's Intentions

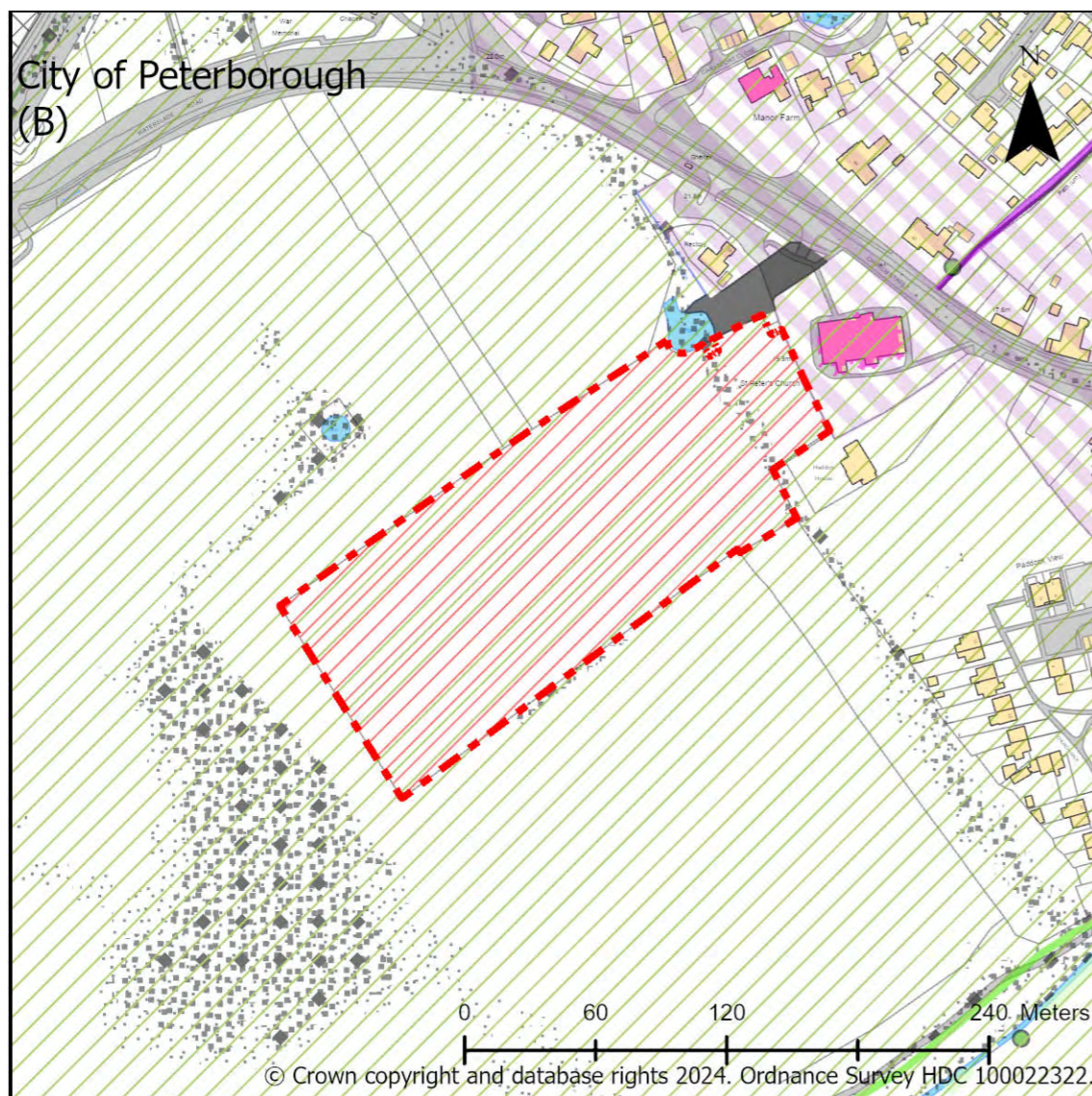
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> Market and/or affordable housing Self and custom build plots Open space uses <ul style="list-style-type: none"> Natural, green or open spaces Biodiversity net gain opportunities Land to safeguard against flooding 	Total 30 houses (2 self and custom build plots, 16 market and 12 affordable dwellings) 0.50ha for natural, green or open spaces 0.50 ha for biodiversity net gain 0.47 ha for land to safeguard against flooding	Available 2024 - 2028 Build out over 1 - 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:301
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
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 surface water flood risk through the eastern edge of the site. About 60% of the site is classified as urban land with the remaining part of the site being classified as grade 3 agricultural land. It is located to the rear of Haddon House and the grade 1 listed St Peter's Church on the western edge of Yaxley. The site is broadly level with trees and vegetation along its northern, western and southern boundaries largely enclosing the site. The site is open with minimal vegetation along its eastern edge where it adjoins St Peter's Church and the land levels drop by a couple of metres from the church to the site meaning that cumulatively development is</p>	~
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<p>likely to have a greater impact on the setting of this heritage asset. To the west, south and north the site adjoins open countryside, to the east it adjoins Haddon House and St Peter's Church.</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 but it is located within the landscape and visual setting of the Great Fen. There are no heritage designations within the site but the northern edge of the site adjoins the conservation area and is within 15m of the grade I listed St Peter's Church. Development is likely to be viewable from these designated heritage assets. There is currently a vehicle access into the site from Pound Lane which connects onto 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 situated in an extensive mineral safeguarding area for brickclay; 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 the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. An allocation status is sought for the site after which it will be sold to a third part for obtaining planning permission an development. The site promoter states that the site will be available between 2024 and 2028 and take 1 to 2 years to build out.</p>	+
<p>Achievability</p> <p>The site promoter has identified that all access and services are unknown apart form the public highway and electricity supply which are accessible from the site boundary. There are few topographical challenges to overcome and the site is relatively well contained from the wider landscape but is very visible from designated heritage assets. The site has considerable constraints to overcome relating to its location in relation to designated heritage assets and the landscape setting of Yaxley.</p>	~
<p>Deliverability / developability</p> <p>There are no structures to clear but the site is located in a sensitive location in terms of being on the western edge of Yaxley within view of the heritage assets and being within the landscape and visual setting of the Great Fen. It is intended to acquire planning permission and then sell the site to a third party for obtaining planning permission and development. The site is expected to be available between 2024 and 2028. As such the site is categorised as being potentially 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 site is greenfield land mostly classified as urban land
- Is not constrained by fluvial flood risk but there is some surface water flood risk
- Remote from natural greenspace
- Is nearby to the A15 which could give rise to increased levels of pollution
- Remote from designated nature conservation designations but within the landscape and visual setting of the Great Fen
- Is adjacent to the grade 1 listed St Peter's Church and is adjacent to the conservation area
- Located on the western edge of Yaxley which typically has a more rural feel and is more sensitive to development
- In depth development in this location is uncharacteristic and would fundamentally have an urbanising impact on the landscape
- Has good accessibility to employment opportunities within Yaxley and Peterborough
- Has good accessibility to leisure and cultural facilities, primary education and public transport

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

- Is inappropriate for built development due to the likely significant impact on heritage assets and on the landscape which would fundamentally impact the character by having an urbanising effect on Yaxley on its western side.

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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Yaxley 7: Land South of 25 West End, Yaxley

Site reference	Yaxley 7
Site name	Land South of 25 West End, Yaxley

Site address	Parish(es)	Site area (ha)
Land South of 25 West End, Yaxley	Yaxley	6.15

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 2 to 3 years

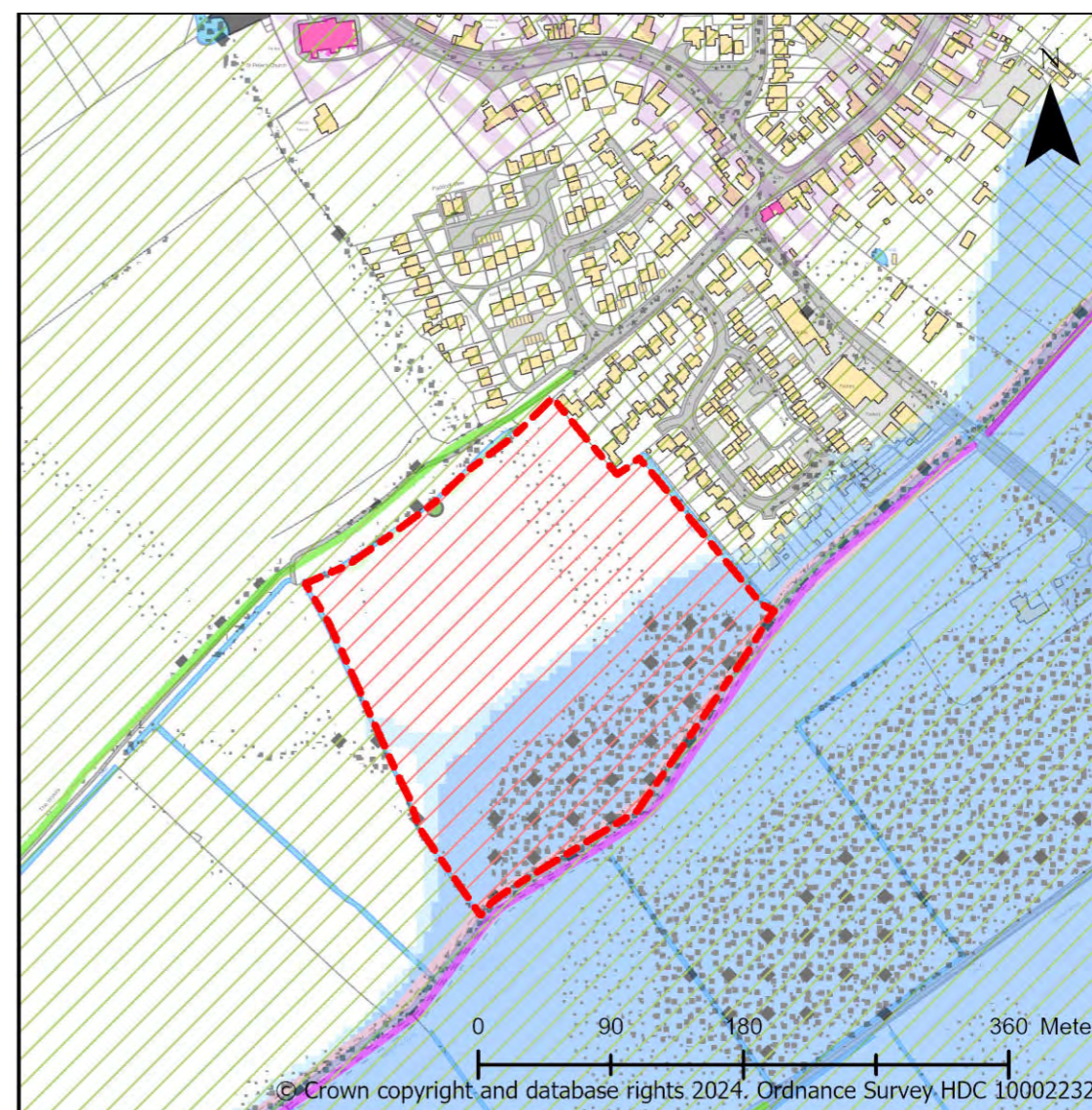
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-241
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"> Call for Sites Supporting Statement (October 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	A small portion of the site's southern edge is classified as grade 1 agricultural land but the vast majority is grade 3.	Pass
Flood zone 3b	None but about half of the site is within flood zones 2 and 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



Assessment of Site Potential

<p>Context, constraints and potential suitability</p> <p>The southern half of the site is constrained by fluvial flood risk being located within flood zones 2 and 3a. There is substantial risk of surface water flooding in this part of the site too as well as surface water risk through the centre of the site. This flood risk is associated with Yards End Dyke which runs along the site's southern boundary. A small portion of the site's southern edge is classified as grade 1 agricultural land and a portion of its eastern edge is classified as urban land but the vast majority of the site is classified as being grade 3 agricultural land. The site's northern boundary has a hedgerow and a public right of way running along it. The remaining boundaries are more open affording views out across the fenland landscape, this is accentuated by the land levels gently sloping downwards to its southern boundary with land levels reducing by some 6m. The site adjoins residential properties along Cookson Close on its eastern boundary. There is the open countryside to the north, south and west.</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 but it is located within the landscape and visual setting of the Great Fen. There are no heritage designations on site or within its immediate vicinity but views from St Peter's Church may be impacted by proposals. Access could potentially be achieved from West End but this would need to be scoped out further.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; 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 controlled by a single family who supports its development. The site has been optioned and a housebuilder is involved with the site. There are no known legal restrictions affecting the site. The site promoter states that it the intention to deliver the site directly by a housebuilder. The promoter suggests the land is available now and could take between 2 and 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's location on the south south western edge of Yaxley means that landscape impact is a significant development constraint. The site is highly visible in longer views from the south and east due to the generally open Fenland landscape; in particular, the land lies within the landscape and visual setting of the Great Fen, and development may adversely impact on the aims and objectives of the Great Fen. The site is highly</p>	~

<p>constrained by flood risk with half of it being within flood zones 2 and 3a, development may be placed within flood zone 1 but this is also where land levels are higher meaning there will likely be an increased landscape impact as well as additional design challenges with integrating with the existing character of the area. Access could potentially be achieved from West End.</p>	~
<p>Deliverability / developability</p> <p>There are no structures on site to clear. As highlighted there are considerable constraints to overcome including flood risk but most notably the impact on the landscape and the setting of the Great Fen. It is intended to deliver the site directly by a housebuilder who is already involved with the site. The site promoter states that the site is available now but no planning application has yet been submitted. Considering these factors, 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"> • The site is greenfield land mostly classified as being grade 3 agricultural land, although there is some grade 1 land along its southern edge • It is constrained by fluvial flood risk on just under half (flood zones 2 and 3a) of the site and by surface water flood risk • Remote from natural greenspace • Is nearby to the A15 which could give rise to increased levels of pollution • Remote from designated nature conservation designations but within the landscape and visual setting of the Great Fen • Development may have an impact on the setting of the grade 1 listed St Peter's Church • Located on south western edge of Yaxley which typically has a more rural feel and is more sensitive to development • The site extends into the countryside away from the built form so built development across the whole of the site would result in an urbanising impact on the landscape and adversely impact landscape and townscape character of the settlement • Has good accessibility to employment opportunities within Yaxley and Peterborough • Has good accessibility to leisure and cultural facilities, primary education and public transport <p>In combination the outcomes of the LAA and SA indicate that the site:</p>

- Is potentially appropriate for built development if it were focused on within the north eastern corner of the site. This is to ensure that development is not placed on land at higher risk of flooding and reduce the potential impact on the landscape by focusing development where it already adjoins the built form. It would also assist in mitigating the potential harm to the setting of St Peter's Church.
- Vehicular access from West End will require further scoping

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 6.15ha</p> <p>20% net developable area to place built development on land at the lowest risk of flooding and to retain development on the north eastern corner of the site closest to the existing built form to mitigate landscape, heritage and flooding constraints.</p> <p>6.15 ha x standard proportion of 20% = 1.23ha</p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 35 dph anticipated due to the edge of village location.</p> <p>Capacity = 1.23 ha x 35 dph = 43 homes</p>	<p>Available post 2024-2028</p> <p>Build out over 2 years to 3 years</p>

Updates after the Initial Assessment

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