

Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

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Document Information

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Document availability: Title: Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025 can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

Please note: This document may be available in alternative formats on request.

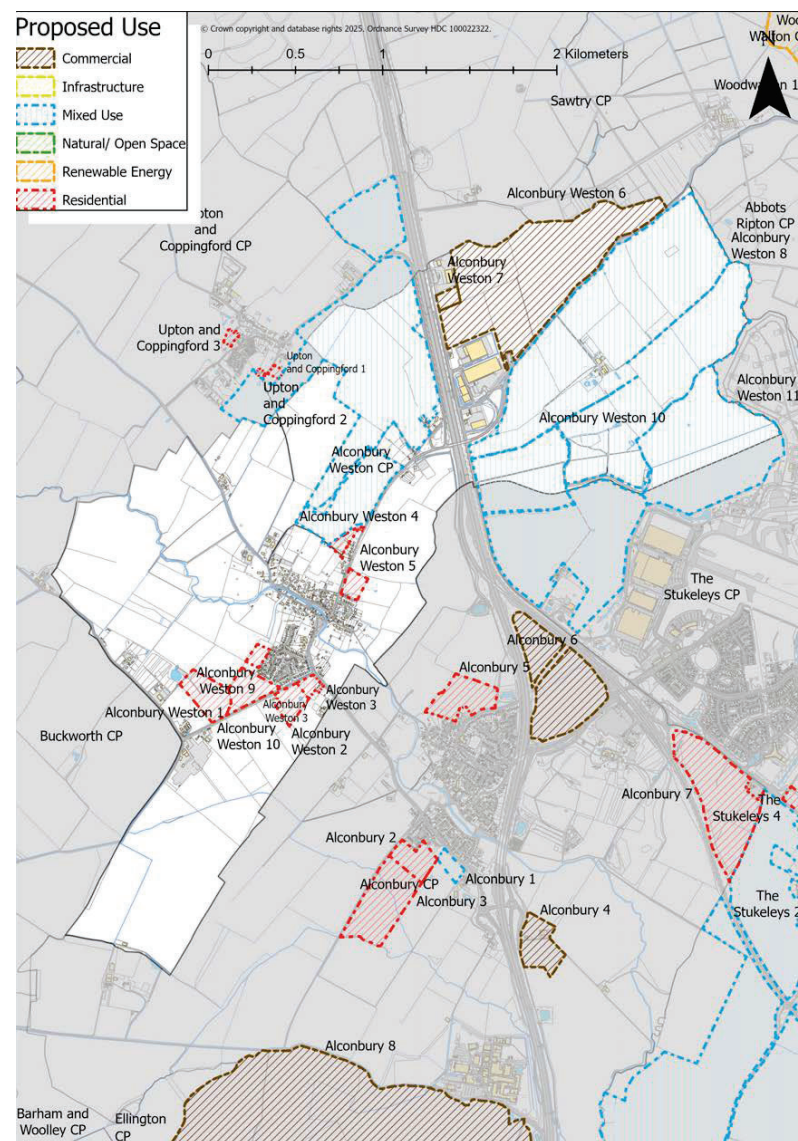
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This document

- 1.1** Sites assessed in this document are additional sites submitted to the Council between 1 August 2024 and 31 January 2025 via the 'Ongoing Call for Sites'.
- 1.2** Only new sites or submissions that increase the site area of a previously known site have been assessed, any submissions to the 'Ongoing Call for Sites' that amends an existing site (such as making a site smaller) have not been included but instead will be considered in the 'Updates after Initial Assessment' section of the original Land Availability Assessment for that site.
- 1.3** These sites have been assessed using the same methodology as the sites assessed previously and consulted upon in the Autumn of 2024.
- 1.4** **Consultation is only seeking comments on these additional sites.**
- 1.5** Please note that the settlement maps provided show the additional site(s) in a parish and all the other sites put forward within the parish for context only. We are not inviting further comments on sites previously consulted upon.

1 Alconbury Weston

- 1.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:
- Alconbury Weston 10: Land East of Buckworth Lodge Stud, Buckworth Road, Alconbury Weston
- 1.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



1 Alconbury Weston

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Alconbury Weston 10: Land East of Buckworth Lodge Stud, Buckworth Road, Alconbury Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is likely to be at limited risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is located within Alconbury water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in flood zone 1 with some surface water flood risk.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield with no existing built structures and classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	According to Natural England's Green Infrastructure mapping, the site has limited access to natural green space and potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from all of the designated nature assets.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located to the south west of Alconbury Weston north of Buckworth Road. It does not adjoin any built development and is physically detached from the main built form of the village. Its south eastern edge adjoins another site promoted for development (Alconbury Weston 1). The site relates more closely to the countryside than to the settlement. Established hedgrows and vegetation run along all of its edges enclosing the site and largely screen it from the wider landscape. The site in isolation is likely to result in greater landscape impact and unlikely to be supported due to its detachment from the main built form.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is about 1km west of the A1, and therefore the site could be exposed to some enhanced noise and air pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is over 800m of culture and leisure facilities located within Alconbury Weston.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment.</p> <p>The site benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>A pavement will need to be created to join the site along the site frontage on Buckworth Road. A public right of way runs through the site which connects the site with Buckworth Road and the village.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

1 Alconbury Weston

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none">• Provide high quality development sensitive to the character of the local environment?• Promote sustainable design solutions?• Provide opportunities to incorporate crime reduction measures?	-	The site could not be effectively masterplanned to ensure integration with the existing place and community due to its detachment from the built form. Even if the adjoining site (Alconbury Weston 1) were developed, the site would have a limited physical relationship with the village.
SA16	<ul style="list-style-type: none">• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

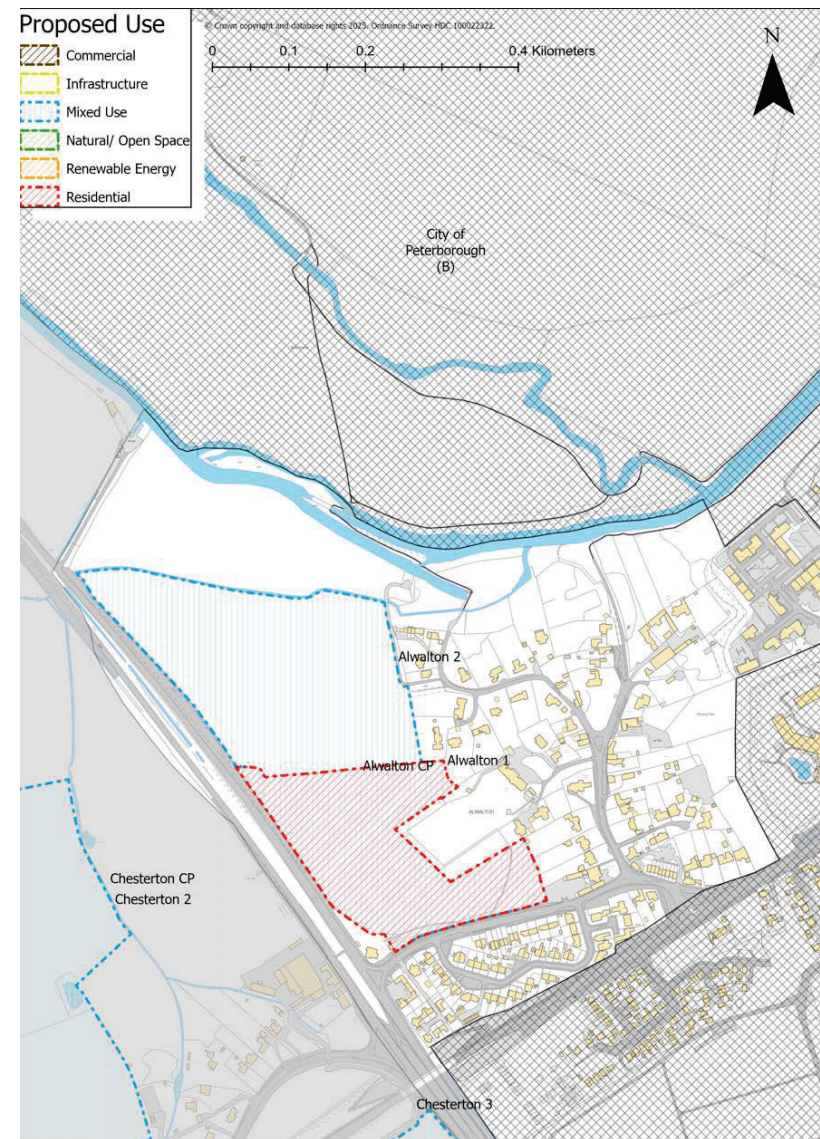
Summary of SA

The site is in flood zone 1 and is at low risk from surface water flooding. It is wholly greenfield and classified as grade 3 agricultural land. The site is remote from all of the designated nature assets but has limited access to natural green space according to Natural England's Standards. It also has limited access to shops and the nearest primary school is outside of the village. Alconbury Enterprise Zone and Crossways Distribution Centre are within 5km of the site offering employment opportunities. A public right does run through the site which could allow access to the limited culture and leisure facilities in Alconbury Weston but a pavement will need to be created along the site frontage along Buckworth Road. There is a infrequent bus service nearby to the site. It is not constrained by heritage assets. The site is located such that it could not be masterplanned to effectively integrate with the existing place and community. The location and scale of the site would not conserve the character and form of the village, development would be located outside of the main built form of the village with a much closer relationship to the countryside.

Updates after initial appraisal

2 Alwalton

- 2.1** An additional site has been put forward through the Ongoing Call for Sites process. This site includes a previously submitted site and further land to the north, this site is:
- Alwalton 2: Land North Of 23 To 33 Oundle Road, Alwalton (larger site)
- 2.2** Please note the following map shows the additional site and all the other sites put forward within the parish for context.



2 Alwalton

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Alwalton 2: Land North Of 23 To 33 Oundle Road, Alwalton (larger site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to be between 20% and 50% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is mostly within flood zone 1, approximately 4ha of the site (a third) is within flood zone 3b and flood zone 2. There is some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield with the majority of site classified as grade 3 agricultural land with the north western corner being grade 2.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>The site is located within the Nene Valley Green Infrastructure Priority Area so there is capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 500m of Castor Flood Meadows SSSI but is sufficiently remote from other designated nature sites.</p> <p>The site is located within the Nene Valley Green Infrastructure Priority Area and has some potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the western edge of Alwalton with the site's western edge adjacent to the A1 it is somewhat detached from the main built form by trees and large residential curtilages. The site on a whole relates to the settlement. The site is largely obscured from view due to established vegetation apart from a gap in vegetation along Oundle Road where there is an existing access into the site. The site is most open on its northern edge with views across the open countryside. The northern third

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>of the site is within flood zone 3b so is unsuitable for built development. The illustrative masterplan shows this as open space which could provide a softer development edge transitioning into the Nene Valley. There is also a public right of way along the northern edge of the site so this provides opportunities for access to the countryside.</p> <p>If the trees were removed along Oundle Road, this would erode the rural feel on the approach into Alwalton thus adversely impacting the character of the area, however the illustrative masterplan shows that the frontage of trees will largely be retained as would those located within the conservation area. The scale of the proposed development also provides greater opportunities to effectively masterplan the site to form its own sense of place within Alwalton.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposed development is unlikely to lead to increased levels of pollution, however its proximity to the A1 means the site is likely impacted by increased levels of air, light and noise pollution which will require mitigation.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site will contribute to meeting the housing needs of the district and is of a scale that could provide a range of housing types, sizes and tenures. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 9km of Peterborough city centre and is within 300m of Alwalton Store and Post Office.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is in the catchment of Nene Park Academy located along Oundle Road, this is located outside of Alwalton within Peterborough City Council some 3.5km from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of multiple culture and leisure facilities: the Cuckoo Public House, St Andrew's Church, Colonel Dane Memorial Hall and playing fields.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 1km of the Minerva Business Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is about 9km from Peterborough railway station. It is within 300m of two bus stops located along Oundle Road, these are rated as being C- on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	A footpath runs along the site's frontage.

2 Alwalton

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located on the edge of Alwalton and is of a scale that can be effectively integrated with the existing place and community while forming its own distinct identity.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The conservation area partially falls within the south eastern corner of the site where there are established trees. It is noted from the submitted illustrative masterplan plan that no built development proposed on land within the conservation area. The rest of the site adjoins the conservation area and the site is adjacent to Alwalton Hall which is a grade II listed building.

Summary of SA

The site is greenfield consisting of mostly grade 3 agricultural land but there is also some grade 2. Two thirds of the site is within flood zone 1 but the northern third is within flood zone 3b. There is some surface water flood risk. The site is within 500m of the Castor Flood Meadows SSSI and is located partially within a conservation area and within the setting of a listed building. It is within the Nene Valley Green Infrastructure Priority Area. There is a public right of way running along the northern edge of the site providing opportunities for integration and accessibility into the countryside. Established trees run along the site's frontage along Oundle Road which obscures it from view and provides a rural approach into Alwalton. The site is adjacent to the A1 so is at risk of increased levels of air, light and noise pollution. It has good accessibility to public transport including buses into Peterborough city centre, to employment opportunities and also to local community services and facilities. It is somewhat removed from primary education with the nearest primary school being 3.5km from the site. The site is located on the edge of Alwalton and is of a scale that can be effectively integrated with the existing place and community while forming its own distinct identity.

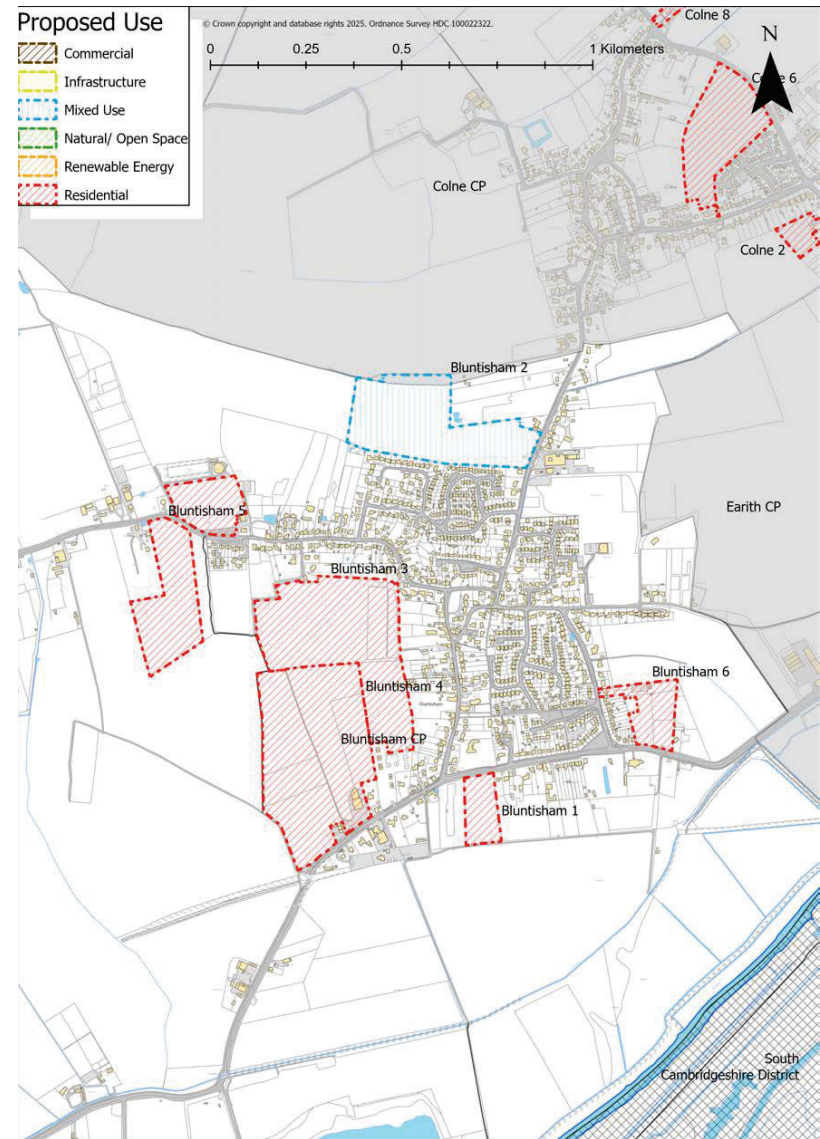
Updates after initial appraisal

3 Bluntisham

3.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Bluntisham 6: Land off 18 Holliday's Road, Bluntisham

3.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



3 Bluntisham

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Bluntisham 6: Land off 18 Holliday's Road, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partly greenfield and partly previously developed. There is an existing property and equestrian structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely not to be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is partially within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 with some surface water flood risk in the north eastern part of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>The site is partly greenfield and partly previously developed land. Approximately two thirds of the site is classed as grade 3 agricultural land, however the north-western third of the site is classed as grade 2.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? 	+	<p>The site is just beyond 200m of a 0.5ha area of natural open space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 		
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The is within 250m of Berry Fen SSSI and within 2km of the Ouse Washes SPA/SSSI. The scale of potential development is unlikely to result in significant impact on these sites.</p> <p>The site is partially located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site relates well to the settlement being located on the eastern edge of Bluntisham in close proximity to key village services. The site adds to the generally more rural nature of the settlement along Rectory Road, this is extenuated by its current equestrian use.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the village within its immediate vicinity. The site is however located in a sensitive location and development could have landscape impacts as well as impact the setting of a heritage asset. Its southern edge has established trees running along it and a fence line defines its western edge. It is more open on its eastern and northern edge, as such development would be visible from public rights of way to the north and east of the site.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km from a town centre and is approximately within 800m of Budgens located at the Bluntisham Service Station.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is just beyond 800m from St Helens Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Baptist Church, St Marys Church, the White Swan Public House, Bluntisham service station, Bluntisham Village Hall and playing pitches.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is over 5km from a railway station. The site's frontage onto Holliday's Road is adjacent to a bus stop which is rated D- on the Place Based Carbon Calculator.</p> <p>Pavements run adjacent to the site along Holliday's Road and Rectory Road (AA123).</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

3 Bluntisham

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site can be effectively masterplanned so that development can be integrated into the existing place and community. This will require effective landscaping, sustainable drainage and sensitive design reflecting its proximity to heritage assets. Development may require the demolition of the existing property on Holliday's Road to enable a sufficient access to the site.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The Grade I Listed St Mary's Church is located approximately 50m south of the site. Development could negatively impact on the setting of St Mary's Church given the proximity between the site and this heritage asset.

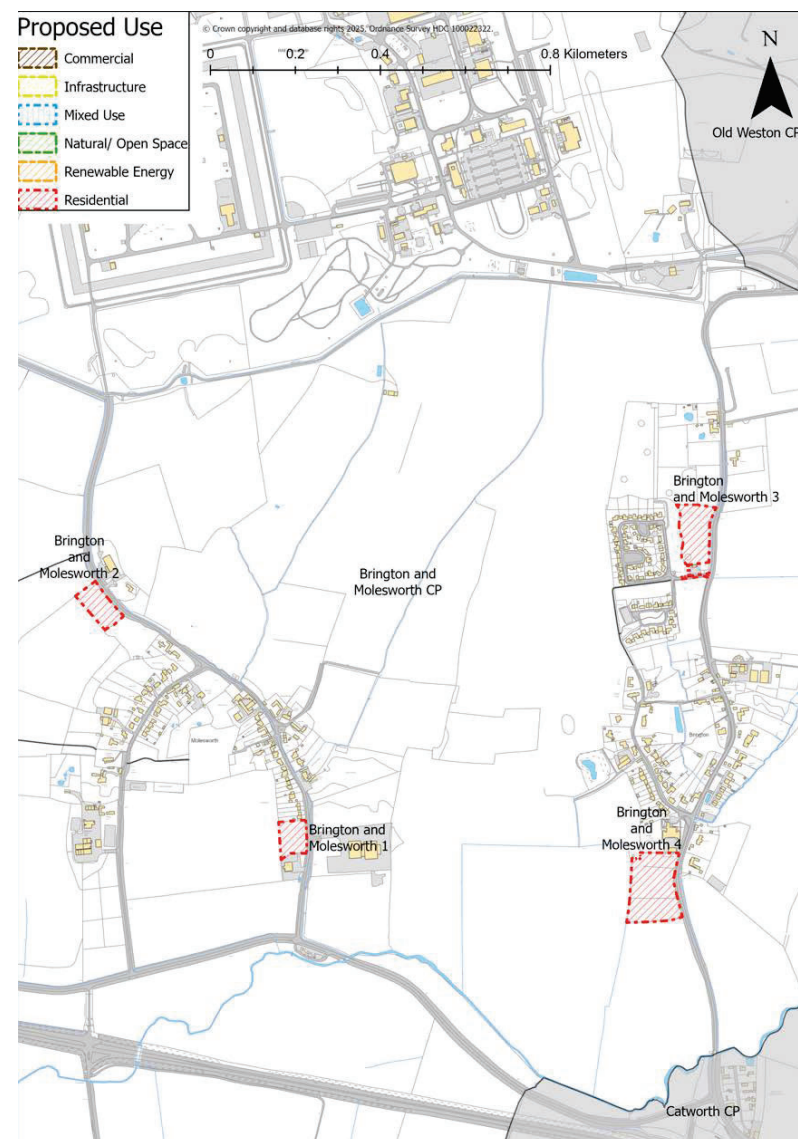
Summary of SA

This site is partly greenfield and partly previously developed land and classified as grade 3 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. It is within 1km of Berry Fen SSSI and within 2km of the Ouse Washes SPA/SSSI and it is partially located within the Great Ouse Valley Green Infrastructure Priority Area. The scale of potential development is unlikely to result in significant impact on these sites. The site is adjacent to the grade I listed St Mary's Church, the setting of which is likely to be impacted by proposals. It is located on the eastern edge of Bluntisham. The site is well served in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport and public footpaths along Hollidays' Road and Rectory Road.

Updates after initial appraisal

4 Brington and Molesworth

- 4.1** An additional site has been put forward through the Ongoing Call for Sites process. This is:
- Brington and Molesworth 4: Land at High Street, Brington
- 4.2** Please note the following map shows the additional site and all the other sites put forward within the parish for context.



4 Brington and Molesworth

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Brington and Molesworth 4: Land at High Street, Brington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely not to be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
71SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1, although it is constrained by surface water flood risk across the majority of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 		
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the southern edge of Brington adjoining St Leonards Hall and Brington Primary School. There are also some residential properties on the opposite side of Brington Road. To the south and west is the open countryside and established vegetation largely enclosing the site. Development will be somewhat visible upon the approach into Brington but the presence of established vegetation will minimise this impact. As such the site has a close relationship with the settlement and provides a point of transition into the open countryside.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacity of the site is very low considering the site is 1.76ha but this provides opportunities for sustainable drainage systems and enhanced landscaping to mitigate impact arising from the landscape and surface water flooding.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is promoted for market and/or affordable homes and is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The closest town centre is Huntingdon which is substantially in excess of 5km from the site. Brington does not have a local convenience shop, nor does the neighbouring village of Molesworth.</p> <p>The site is located adjacent to Brington Church of England Primary School.</p> <p>The site is adjacent to St Leonard's Hall and within 800m of All Saints Church. There are several other leisure and cultural facilities located in the neighbouring village of Molesworth but these are in excess of 800m from the site.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is not located near to concentrations of employment opportunities. The closest concentration is the Molesworth Business Park which is in excess of 1.5km from site.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is located over 5km from Huntingdon railway station and is located beyond 800m from any bus stop.</p> <p>There is no pavement on Brington Road, there may potential to incorporate a footpath connection to the one that runs up to St Leonards Hall but this will require further scoping.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

4 Brington and Molesworth

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none">Provide high quality development sensitive to the character of the local environment?Promote sustainable design solutions?Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none">Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

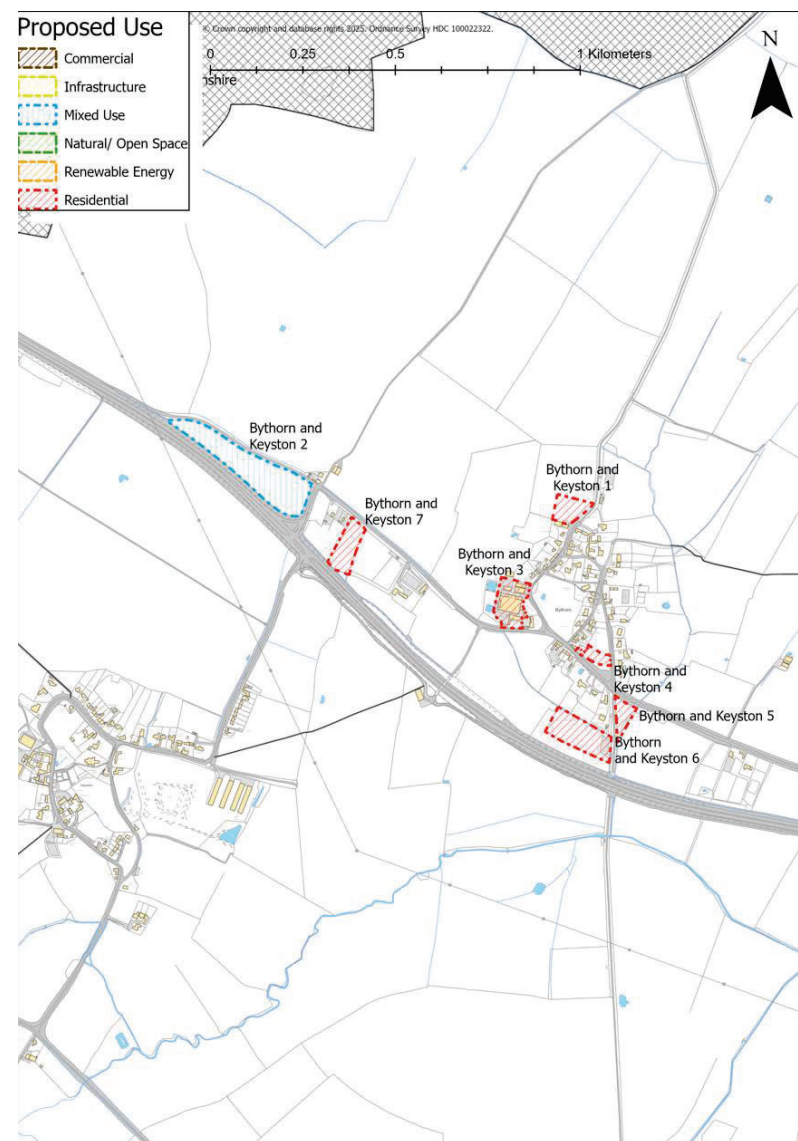
Summary of SA

The site is located on the southern edge of Brington and adjoins St Leonards Hall and Brington Primary School. As such the site is located such that it can be effectively integrated with the existing community. There is no footpath connection from the site but one could potentially be made into the village. The site is not constrained by heritage or nature conservation designations. The site is grade 3 agricultural greenfield land. It is within flood zone 1 but there is risk of surface water flooding across the majority of the site. The site is not near to existing concentrations of employment and is not served by public transport. The site is within walking distance of a primary school and some cultural facilities.

Updates after initial appraisal

5 Bythorn and Keyston

- 5.1** An additional site has been put forward through the Ongoing Call for Sites process. This is:
- Bythorn and Keyston 7: Land South of Thrapston Road / South East of Toll Bar Lane
- 5.2** Please note the following map shows the additional site and all the other sites put forward within the parish for context.



5 Bythorn and Keyston

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Bythorn and Keyston 7: Land South of Thrapston Road / South East of Toll Bar Lane

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 		
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from designated nature sites such that it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is outside of a main settlement, the closest is Bythorn. The site is about 600m from the main cluster of properties found within the village. It has a much closer relationship with the open countryside. To the west is a residential property and several outbuildings. Development across the whole of the site would be out of character, minimal frontage development along Thrapston Road may be if access could be achieved. This would however result in the potential site area being reduced to 0.13ha

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is bounded on its southern boundary by the A14 increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	<p>The closest town centre is Huntingdon which is significantly in excess of 5km from the site. The nearest settlement is Bythorn but this does not have a local convenience shop.</p> <p>There is no primary school within the village with the closest being in the nearby village of Brington which is in excess of 800m without a separate footpath.</p> <p>The site is beyond 800m of Bythorn's village hall.</p>
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	+	<p>The site is not located within 1.5km of an existing concentration of employment.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	--	<p>The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.</p> <p>There is no footpath connection along Thrapston Road from the site or that lead directly to the nearest settlement of Bythorn. A bridleway runs along Thrapston Road immediately opposite the site. There are also several other bridleway and footpaths within 500m of the site which lead into the open countryside.</p>
	Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is detached from the main village form of Bythorn, so the site is located such that it could not be effectively integrated with the existing community.
SA16	Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

5 Bythorn and Keyston

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Summary of SA

The site is greenfield land of high agricultural quality (grade 2). Its proximity to the A14 may give rise to higher levels of pollutants. The site is, however, detached by over 600m from the main cluster of properties found within the village and has a much closer relationship with the countryside. As such the site is located such that it could not be effectively integrated with the existing community. It is not served by public transport infrastructure, there are public rights of way within 500m of the site but no footpath connects the site to Bythorn. As a result it is likely that any future users of the site will access it via car and not be able to utilise more sustainable modes of transport. The site is not constrained by fluvial food risk, heritage or nature conservation designations. There is some surface water flood risk within the site.

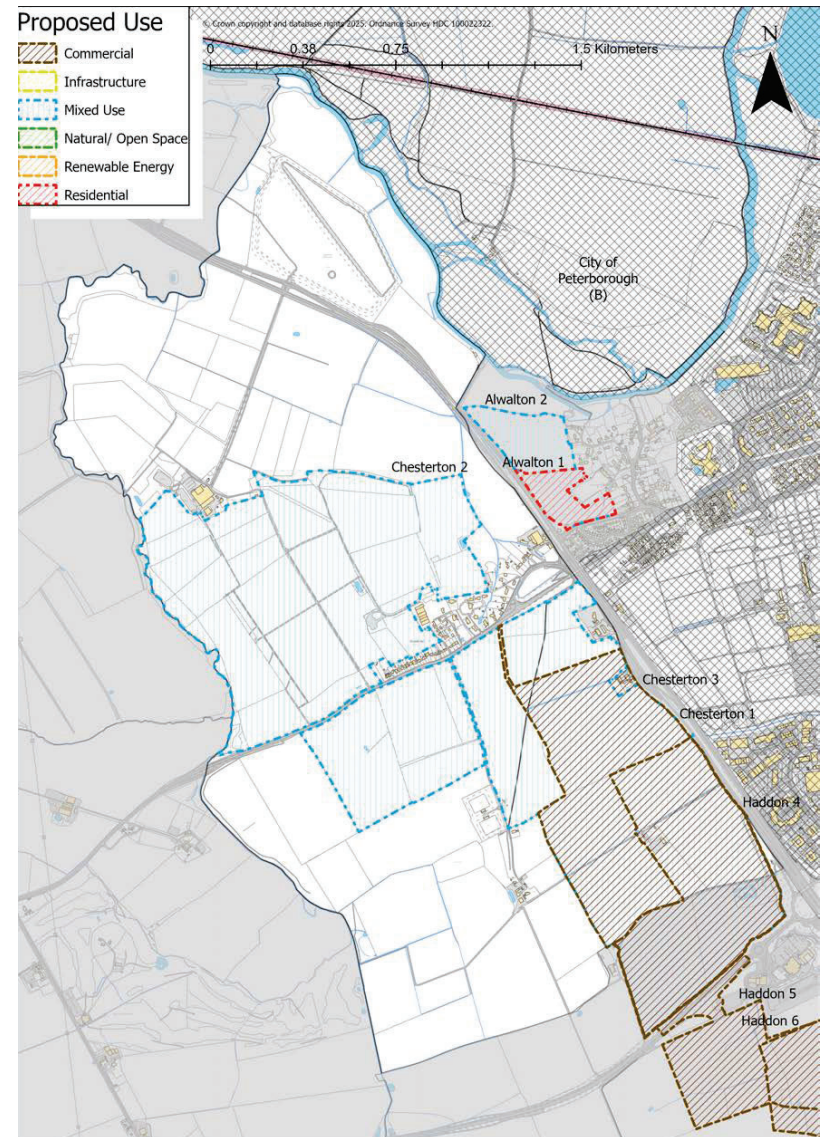
Updates after initial appraisal

6 Chesterton

6.1 This site consists of land already assessed under Haddon 4 and Chesterton 1, these were for commercial logistics led development. Considering that this submission consists of additional land to the north and north west and a different proposed use for the site, it has been reassessed:

- Chesterton 3: Bottom Lodge Farm / Land at A1 West (North)

6.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



6 Chesterton

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Chesterton 3: Bottom Lodge Farm / Land at A1 West (North)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management are (AQMA).</p> <p>The site is greenfield land with some agricultural structures on site meaning that there is limited potential for the reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	+	<p>The site is partially within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development. It is likely that upgrades will be required to accommodate this scale of potential growth.</p> <p>The site is wholly within flood zone 1 with some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield land and is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site is remote from natural greenspace, however 38 to 45 hectares of natural, green and open spaces are proposed to support built development.</p> <p>The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>There are no nature conservation designations on site but there are several designations nearby to the site but are unlikely to be significantly impacted by the proposal. The scale of the site could enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site comprises of several fields marked out by field boundary features such as hedgerows. To the north, the wider landscape gently slopes downwards towards the River Nene and to the north 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</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>east but is more visible to the north and west. It is also of a scale to provide comprehensive green infrastructure which can soften the impact of built development on the landscape.</p> <p>Chesterton is a very small settlement with approximately 60 dwellings and very limited serves and facilities. As such, the proposal will fundamentally alter the character of Chesterton. The proposal could form a freestanding village community as well as support and enhance the residents of Chesterton through enhanced access to services, facilities, public transport and primary education. It will reduce the reliance on travelling to nearby settlements such as Alwalton, Elton, Yaxley and into Peterborough.</p> <p>The proposed mix of uses can contribute to making a sustainable community.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site's proximity to the strategic road network mean that development is at greater risk from air, light and noise pollution, additionally the proposed development could increase levels of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for market and affordable homes and is of a scale to provide a large mix of housing types and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is about 8km of Peterborough city centre and is about 2.4km of a Tesco Express located along Wistow Way in Peterborough. The proposal seeks to provide a local shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The proposal seeks to provide a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is within 800m of St Michaels Church. The proposal seeks to provide sports facilities and a community building.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is about 1.5km from the Minerva Business Park in Alwalton, it is also within 5km of logistics development on the western edge of Peterborough along the A1(M).
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	<p>The site promoter seeks to provide some 25,000 sqm of retail and commercial floorspace as part of the scheme.</p> <p>Ultrafast broadband is available in the vicinity.</p>

6 Chesterton

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is approximately 10km from Peterborough train station. There are bus stops along Oundle Road in Chesterton to the north of the site which are rated as being C- on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network.</p> <p>The site promoter also seeks to incorporate a network of footpaths and cycle ways within the development.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	There is some 25,000 sqm of retail and commercial floorspace proposed resulting in some job creations, as well as a local/ community/ mobility hub which will result in further opportunities for new jobs.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	++	The proposal seeks to deliver a local/community/mobility hub and supporting retail facilities such as a local shop.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	As identified, the scale of the proposed development will require detailed masterplanning but it is capable of providing a standalone community as well as new and enhanced village services and transport to Chesterton which will assist in linking it with the existing place and community therefore aiding integration.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations within the site, however to the north of the site there are several listed buildings within Chesterton. By virtue of the scale of the proposed development, their setting and wider context will be impacted.

Summary of SA

The site is greenfield and consists of land classified as being grade 3 agricultural land. It is not constraint heavily by flood risk with it being wholly within flood zone 1 but there being some surface water flood risk. Not constrained by nature conservation or heritage designations although its development will ultimately impact the wider landscape setting of Chesterton village, however through masterplanning and engagement with local communities and infrastructure providers an integrated and sensitively designed village extension may be possible. It is contained by the road network to the north, south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact and ensure effective integration. The site currently has very limited accessibility to a local shop and local services and facilities and primary education but these are proposed as part of the development. It has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising exiting public rights of way. The site has connections to the road network could incentivise car usage if improvements were not made to the public transport and active transport network, as highlighted the scheme is of a scale whereby it could provide enhanced bus connections. The proposal could provide some employment development that could support job creation within the northern part of the district. It may also be subject to higher levels of air, light and noise pollution arising from its proximity to the A1(M) and be of a scale that could result in additional pollution.

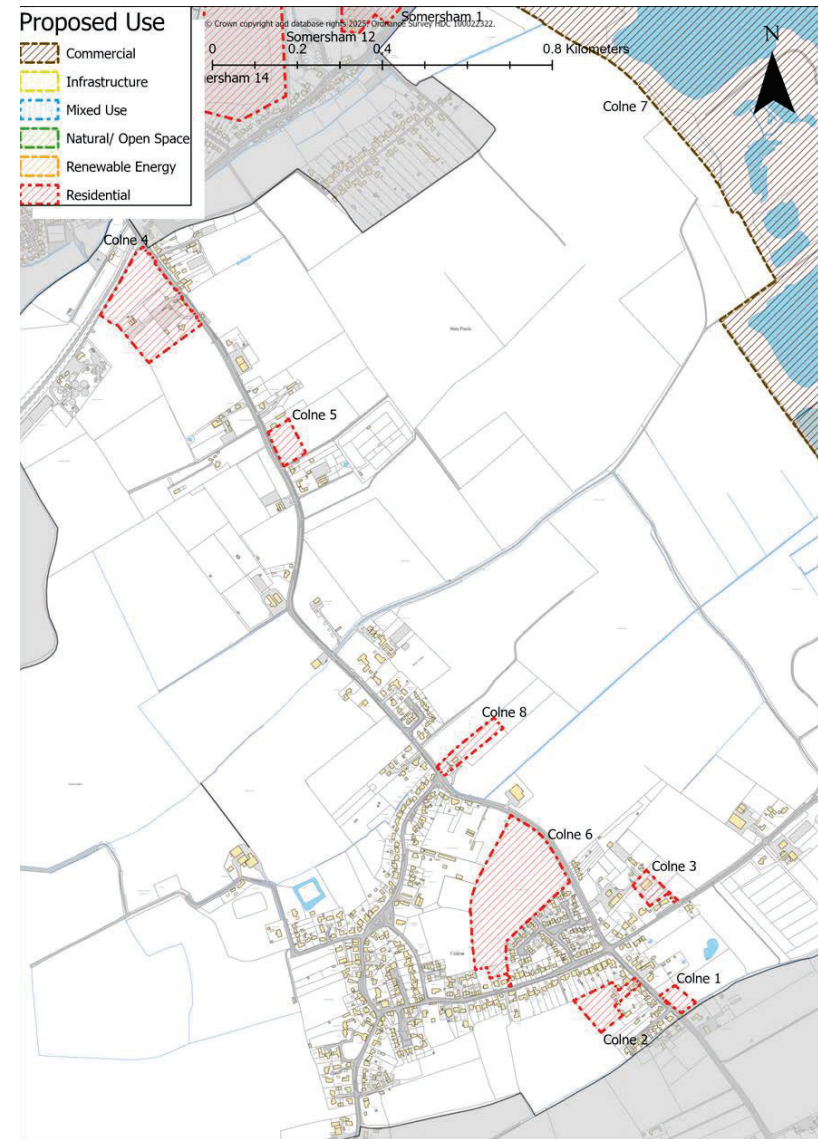
Updates after initial appraisal

7 Colne

7.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Colne 8: Pound Ground, Colne High Street, Somersham Road, Colne

7.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



7 Colne

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Colne 8: Pound Ground, Colne High Street, Somersham Road, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>Site is located beyond 200m of an AQMA.</p> <p>The site is greenfield land with some agricultural structures on site meaning that there is very limited opportunity for the reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 but there is some recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	<p>The site is remote from any natural greenspace.</p> <p>It has very limited capacity for linkages to the strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 25m from Pound Lane Orchard CWS but is sufficiently remote from other designated nature sites.</p> <p>The site is outside of the Great Ouse Valley Green Infrastructure Priority Area and limited potential to contribute strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	This site is located to the north of the main built form of Colne. It is a long rectangular piece of land in agricultural use with substantial vegetation across the site. It extends into the countryside and development along Somersham Road is typically facing directly onto Somersham Road or within a very small close which does not extend as far as the site does. Also, there is no built development immediately adjoining the

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			site, therefore built development across the whole of the site would not reflect local character and would impact the countryside as well as see the removal of trees that contribute to the rural nature and character here.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for market and/or affordable homes and/or self and custom build housing. The site is less than 1ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	<p>The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site.</p> <p>The site is approximately 2.5km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site.</p> <p>The site is about 800m of a village hall, St Helens Church and Green Man public house.</p>
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	Facilitate access to a range of employment opportunities?	+	<p>The site fronts onto Somersham Road and is within 5km of multiple concentrations of employment. It is approximately, 2.5km from Earith Business Park and 3km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	-	<p>The site is over 5km from a train station. It is within 100 meters of two bus stops on High Street, the highest is rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>The site benefits from a pavement that runs on the opposite side of Somersham Road.</p>
	Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it may integrated with the existing place and community by virtue of its proximity to nearby development and if development were focused on a much smaller area closer to Somersham Road. However its detached location from whereby it is not adjoining any built development makes it more challenging to successfully integrate. Also, development across the whole of the site would adversely impact trees and the character of the countryside.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is centrally located within Colne. It consists of greenfield land classified as grade 2 agricultural land. It is remote from natural greenspace. The site is in flood zone 1 with some minimal surface water flooding. It is not constrained by heritage assets. It is within 25m of the Pound Lane CWS. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith. It would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha. The site is in a sensitive location with the open countryside to the north and east, development across the whole of the site would not reflect local character however a smaller development focused toward Somersham Road may do but this would be subject to masterplanning and landscaping.

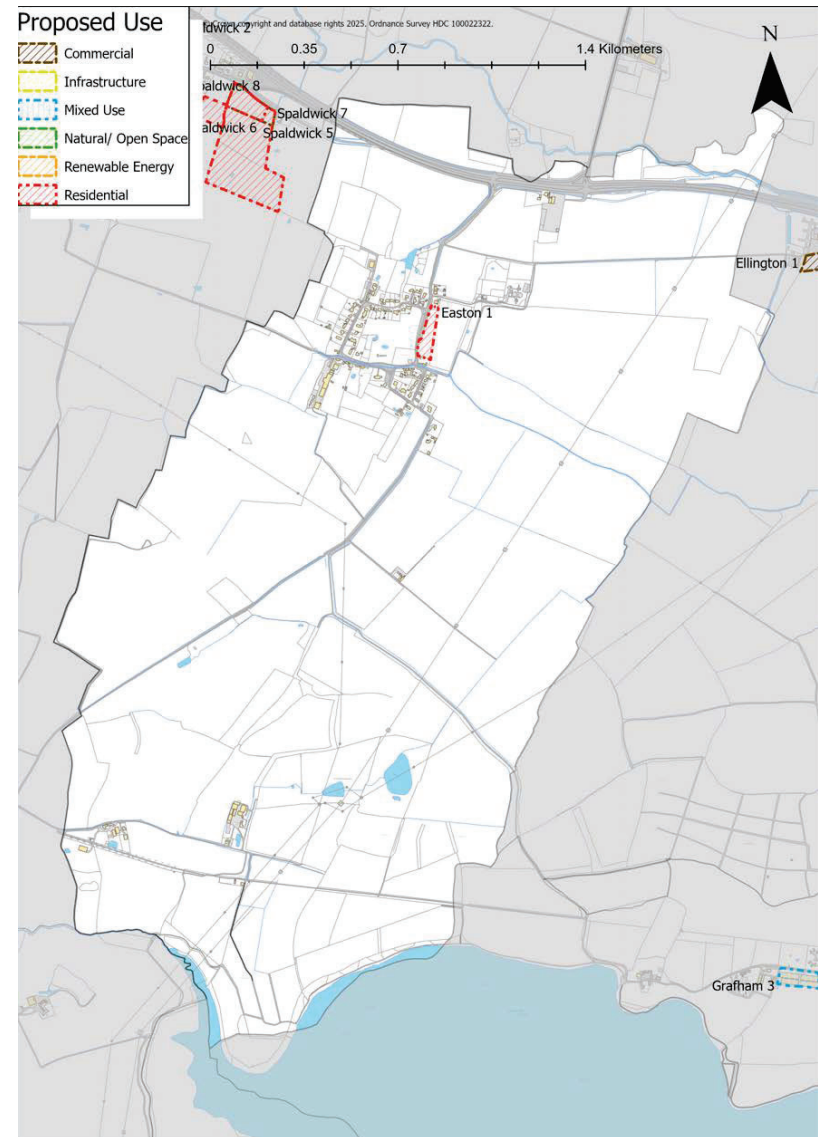
Updates after initial appraisal

8 Easton

8.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Easton 1: Land East of Easton Road, Easton

8.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



Easton 1: Land East of Easton Road, Easton

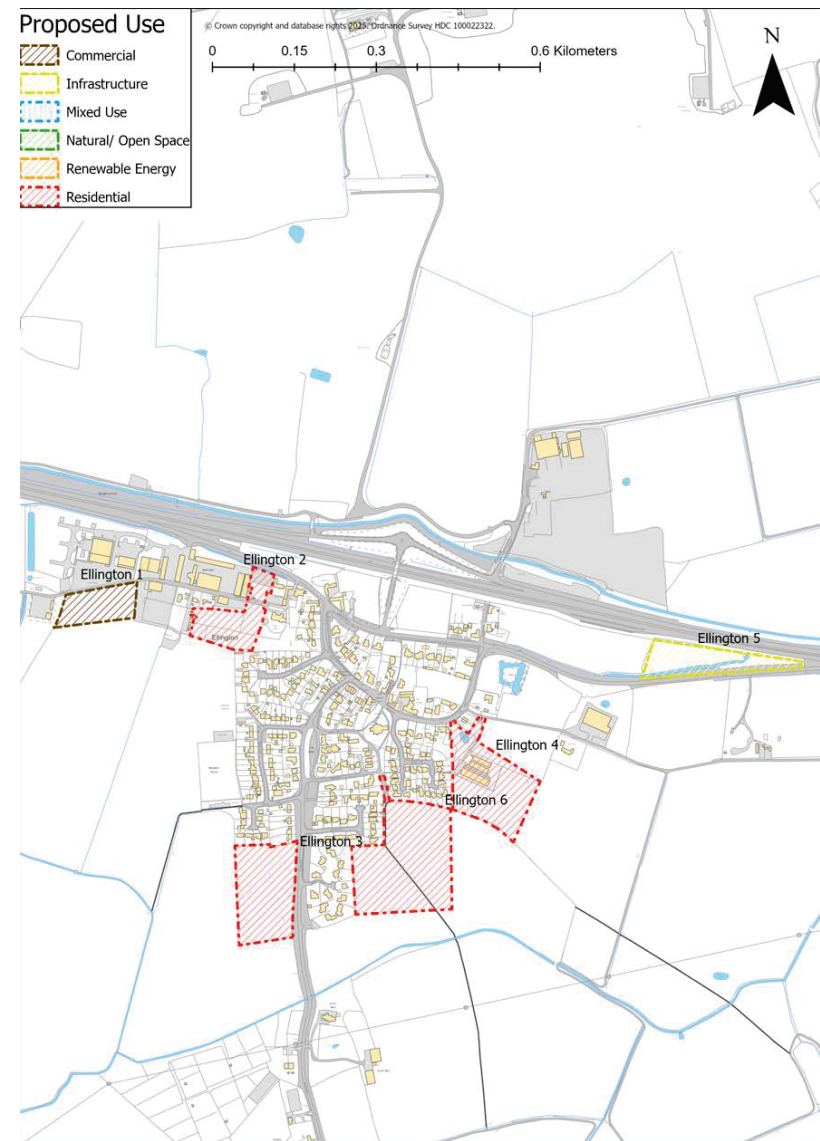
- 8.3** As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity. Also, approximately half of the site is within flood zone 3b.
- 8.4** Therefore, a sustainability appraisal for the site has not been undertaken.

9 Ellington

9.1 Three additional sites has been put forward through the Ongoing Call for Sites process. This is:

- Ellington 4: Old Sheds at Manor Farm, Ellington
- Ellington 5: Land between Thrapston Road East of Ellington and A14
- Ellington 6: Land South East of Ellington

9.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



9 Ellington

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Ellington 4: Old Sheds at Manor Farm, Ellington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield but there are relatively large scale agricultural structures which could be reused or recycled.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not likely to be impacted by flood risk when considering the impacts of climate change.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	<p>The site is located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in flood zone 1 with minimal recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	<p>The site is classified as greenfield due to being agricultural land but there are relatively large buildings on site.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing natural greenspace and has limited capacity in enhancing or improving linkages to the strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from surrounding designated nature assets. Brampton Wood SSSI is approximately 1.8km from Brampton West to the south east and 3.6km from Grafham SSSI to the south.</p> <p>The proposal is not in an area for strategic focus for green infrastructure and has limited capacity to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the eastern side of Ellington, adjoining a relatively dense residential area to the west and north west. It therefore has a relationship with the built form. That said, the site also has a relationship with the countryside, next to agricultural land to the north, east and south. The potential for adverse landscape impact is exacerbated by the open eastern boundary and the public right of way running along the southern boundary. In addition, potential access along from High

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>Street would require development within Grafham and Ellington Conservation Area and the immediate vicinity of The Cottage listed building. Hence, there is potential for significant adverse impact to the form and character to the local area.</p> <p>The proposal has capacity for 30-40 homes which is considered low density but would be keeping with it's rural village location and a similar to the residenital development immediately west along St Peter's Way.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	Ellington village is immediately south of the A14 and therefore the site may be subject to noise and air pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will help meet the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from a local convenience store and a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The nearest primary school is Spaldwick Community Primary School which is beyond 1.5km.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m from a church, playing fields/ park, The Mermaid Pub and Ellington Village Hall
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is beyond 5km from Established Employment Areas but is approximately 0.5km from a cluster of businesses to the north west of Ellington.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is within 800m of bus service rate E on the Place Based Carbon Calculator meaning there is a infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a pavement along High Street and a public right of way running along the southern boundary.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.

9 Ellington

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned into the existing place and community. The proposal would require sensitivity to heritage assets within the vicinity.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is within the setting of numerous listed buildings, including Manor House immediately to the north and The Cottage immediately to the west. In addition, the north western corner of the site is within Grafham and Ellington Conservation. Therefore, development in this location could cause adverse impact to these designated heritage assets.

Summary of SA

The site is greenfield, classified as grade 3 agricultural land with significant built structures on site which will need to be cleared and could be reused or recycled. The site is in flood zone 1 with minimal record risk of surface water flooding. Sewage infrastructure may require upgrading to accommodate the development. The site is remote from natural green space, local shops and education facilities. It is close proximity to culture and leisure facilities, active travel infrastructure, some employment opportunities and a bus service but this is an infrequent service. There is a potential for significant adverse impact to the landscape and townscape particularly due to designated heritage assets within and in the immediate vicinity of the site. Effective mitigation could integrate the site with the existing place and community. The site is sufficiently remote from designated nature assets but is immediately south of the A14 and therefore may be subject to noise pollution.

Updates after initial appraisal

Ellington 5: Land between Thrapston Road East of Ellington and A14

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield land offering no opportunity for regeneration.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is no risk of fluvial flood risk when considering the risk of climate at 1 in 100.
SA3	Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is in flood zone 1 but a proportion of the site to the south is at medium surface water flooding risk.
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is greenfield and therefore will not contribute to the prioritisation of development on previously developed land.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from green space according to Natural England's standards for accessing natural greenspace and will not contribute to enhancing or improving linkages to the strategic green or blue infrastructure network. The development will require the removal of established vegetation which covers the whole site.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the designated nature assets.</p> <p>The site is outside a strategic focus for green infrastructure.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located outside the main settlement of Ellington, adjacent to the A14 to the north and Thrapston Road to the south. Given the proposed use of EV charging and battery storage the site is positioned in a location that could appropriately serve vehicles. The site is currently densely vegetated so clearing the site for EV charging would have an impact on the landscape character of Thrapston Road leading to and from Ellington. The site promoter has stated the site is currently vacant and therefore the proposal.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is directly south of the A14 which is part of the districts strategic road network and therefore could be subject to high levels of noise and air pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is proposed for infrastructure and therefore this objective does not apply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is remote from town centres, local convenience stores and a freestanding supermarket.</p> <p>The site is remote from education facilities.</p> <p>The site is proposed for EV charging infrastructure and therefore access to leisure and cultural facilities is not relevant.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	<p>The is beyond 5km from employment opportunities.</p> <p>There is no available data regarding digital infrastructure in proximity to the site so the quality of broadband is unknown.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	N	

9 Ellington

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	N	The proposed uses is for EV charging infrastructure and therefore access to public transport and active travel networks to support practical and social activities is not relevant.
	• Benefit from access to active travel infrastructure for practical and social activities?	N	
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site does not include employment, tourism or commercial opportunities.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community. The site adjoins to a major road (A14) and therefore the proposed for EV charging points could be complementary.
SA16	• Impact on any heritage assets or their settings?	++	The site is sufficiently remote from the designated heritage assets.

Summary of SA

The site is wholly greenfield, classified as grade 3 agricultural land. It is in flood zone 1 but is at medium risk of surface water flooding on the southern portion of the site. The site is sufficiently remote from designated nature and heritage assets. The site is outside the main settlement but is considered an appropriate location for EV charging infrastructure due to being located immediately south of the A14. In addition, the site is enclosed by surrounding roads and is screened from surrounding views by existing vegetation. Hence, clearing the site could result in some adverse impact to the landscape. The proposal would be subject to significant levels of noise and air pollution.

Updates after initial appraisal

Ellington 6: Land South East of Ellington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	<p>The site is not impacted by an air quality management area.</p> <p>There are no existing structures on site.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	The southern portion of the site is at high risk of flood risk when taking into account the impacts of climate change which makes up approximately 20% of the whole site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	The site is located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	Over 50% of the site, in the north, is in flood zone 1 and at low risk of surface water flooding. The southern portion of the site is in flood zone 3b and at high risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The proposal is wholly greenfield with no existing structures and therefore would not contribute to prioritising development on previously developed land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	The site is wholly classified as grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The proposal does not meet the Natural England's criteria for accessing natural green space and has limited capacity to enhance or improve linkages to the strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from surrounding designated nature assets. Brampton Wood SSSI is approximately 1.8km from Brampton West to the south east and 2.4km from Grafham SSSI to the south.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The proposal is not in an area for strategic focus for green infrastructure and has limited capacity to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located to the south of Ellington, adjoining residential development immediately to the north and west indicating an association with the built form. That said, the remaining boundaries are next to agricultural land with the eastern boundary being wholly open. A public right way runs through the middle of the site in a south easterly direction and there is also a public right of way running along the northern boundary which form key development considerations. With appropriate mitigation, where the public benefit from the public right of way is protected and views into the site are obscured through effective landscaping the form and character of the townscape and landscape could be protected.

9 Ellington

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacity of 57 homes on 3.2 ha is considered low density but would be in keeping with the small village location and similar to the density of residential areas along St Peter's Way and Parson Drive to the north of the site. That said a significant portion of the site, to the south, is within flood zone 3b which reduces the net developable area and subsequently implies the proposed capacity is too high.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	Ellington village is immediately south of the A14 and therefore the site may be subject to noise and air pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The proposal would help meet the housing needs of the district.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The proposal is remote from town centres and local convenience stores.
	Minimise the distance people need to travel to access education facilities?	--	The nearest primary school is Spaldwick Community Primary School which is outside Ellington village.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m from a church, playing fields/ park, The Mermaid Pub and Ellington Village Hall.
SA11	Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from Established Employment Areas but is approximately 0.8km from a cluster of businesses to the north west of Ellington.
	Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	Benefit from access to public transport infrastructure?	-	The site is within 800m of a bus service rated E on the Place Based Carbon calculator meaning there is an infrequent service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	A public right way runs through the middle of the site and along the northern boundary. A pavement will need to be created from the access point to join with the footpath on Green Lanes road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment uses.
SA14	Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not involve retail or social uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The proposal is located such that it could be effectively masterplanned to integrate with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets within the immediate vicinity of the site which could be adversely impacted by the proposal.

Summary of SA

Approximately 20% of the site, to the south, is within flood zone 3b and at high risk of flooding. The majority of the site is in flood zone 1 and at low risk of surface water flooding. The site is greenfield, wholly classified as grade 3 agricultural land. The proposal is sufficiently remote from designated heritage and nature assets. The site has a relationship with the built form and the countryside bordering residential properties to the north and west and agricultural land to the south and east. The form and character of the area could be protected through enhancement of public right of ways that traverse the site and significant landscape buffering along the eastern boundary. It could therefore be effectively masterplanned to integrate within the existing place and community. The proposal is remote from active travel infrastructure, education facilities and a frequent bus service. It is close proximity to multiple culture and leisure facilities, some employment opportunities and active travel infrastructure is immediately available.

Updates after initial appraisal

10 Elton

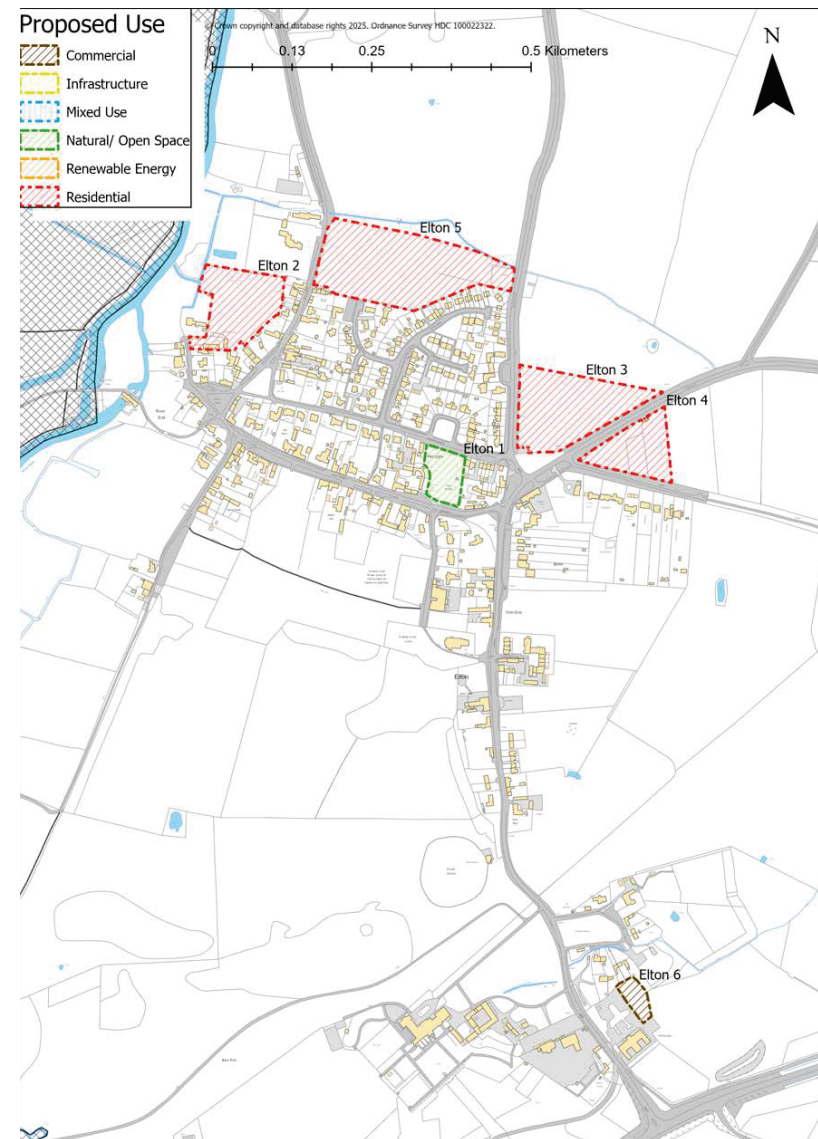
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10 Elton

10.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Elton 6: The Old Dairy, Elton

10.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



Elton 6: The Old Dairy, Elton

10.3 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

10.4 Therefore, a sustainability appraisal for the site has not been undertaken.

Godmanchester 12: Land South of West Street, Godmanchester

11.3 As identified in the LAA, the majority of the site is within flood zone 3b. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.

11.4 Therefore, a sustainability appraisal for the site has not been undertaken.

Godmanchester 13: Land off Bluegate, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is well beyond any air quality management area. The land is a mix of previously developed land and greenfield with only a few structures on site so there are limited opportunities for the reuse of materials capable of reuse within a development scheme.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is likely to be very minimal risk of fluvial flooding with climate change at 1 in 100 (Design flood) across the site.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 with some risk of surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	+	The site is a mix of greenfield and some previously developed land as it is in use for equestrian purposes, however there are no significant built structures on site. The site is almost entirely grade 3 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from Natural England's access to green space standards.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site is approximately 1.2km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has limited capacity for improvements in strategic habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

11 Godmanchester

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is situated between relatively dense modern residential development and open agricultural land on the southern edge of Godmanchester. There are opportunities for integration as there is an existing access into the site connecting into Bluegate providing opportunities for integration aiding connectivity to the established community. However the gardens of the adjoining development to the north and east face onto the site which may make integration more challenging but through masterplanning this could be overcome.</p> <p>Trees and vegetation mark out the site's boundaries and partially enclose it from the wider landscape. Although longer distance views can be had from Silver Street and the Pathfinder long distance footpath although many of these are partially screened by hedgerows and trees restricting the landscape impact from the west. To the north and east of the site is residential development and to the south and west is open countryside with Stoneyhill Brook running adjacent to the site. The site adjoins other promoted sites (Godmanchester 10 to the west and Godmanchester 5 to the south) so there may be the potential to bring the site forward as part of a larger scheme but even as a standalone site, its development would reflect and retain the character of this part of the town..</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is distant from any major sources of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for up to 90 homes including market and affordable housing as well as self and custom build plots.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 3km from Huntingdon town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of St Anne's Church of England Primary School and Godmanchester Bridge Academy.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is approximately 650 metres from The Chord Business Park and Roman Way Small Business Centre and 2km from Cardinal Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station and approximately 650m from a bus service rated C- on the Place-Based Carbon Calculator. There is an existing access into the site which connects to a footpath along Bluebell. A connecting footpath could be provided linking into the site.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	<ul style="list-style-type: none"> • Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities;
SA15	<ul style="list-style-type: none"> • Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures? 	+	Integration with the adjoining development could be feasible as the existing access connects to Bluegate. The site could form a modest residential extension compatible with surrounding uses and utilising existing access routes into Godmanchester. Suitable access into the site and additional levels of vehicle movements will require further scoping. The site promoters has identified that open space could be concentrated on its western side to soften the development impact.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage within or in close proximity to the site

Summary of SA

The site is a mix of previously developed land in equestrian use and greenfield land. It is classified as being grade 3 agricultural land. It is flood zone 1. Development would not impact on nature conservation designations but provides limited opportunities to contribute to enhanced strategic habitat connectivity. The site adjoins existing development on the southern edge of Godmanchester. There are opportunities for integration as there is an existing access into the site connecting into Bluegate providing opportunities for integration aiding connectivity to the established community. However the gardens of the adjoining development to the north and east face onto the site which may make integration more challenging. The site has good accessibility to primary education, social, sporting, local retail facilities and employment. The site has reasonable public transport connectivity. No heritage assets would be impacted by the development.

Updates after initial appraisal

Godmanchester 14: Land East of Cow Lane, Godmanchester

11.5 As identified in the LAA, the site falls within 100m of Brickyard Farm Landfill Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the WMA. There could also be amenity impacts on future users of the site locating development in such close proximity to the WMA.

11.6 Therefore, a sustainability appraisal for the site has not been undertaken.

11 Godmanchester

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Godmanchester 15: Land off Berry Lane, Godmanchester

11.7 As identified in the LAA, the site is wholly located within flood zone 2 and some of its within flood zone 3a and 3b and the proposed residential uses being classed as a more vulnerable use. The site's access is also another key constraint making the site unsuitable.

11.8 Therefore, a sustainability appraisal for the site has not been undertaken.

Godmanchester 16: Land West of A1198 (West of Bleakley Farm), Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is well beyond any air quality management area.</p> <p>The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls outside is a WRA but the closest one is the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly is flood zone 1 with some risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield and classified as being wholly grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from Natural England's access to green space standards and if developed as a freestanding site would not have capacity for any significant natural greenspace to be provided within the site.</p> <p>If brought forward as as part of the larger proposed scheme it could exceed 200 new homes and have natural, green or open spaces included within the site.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 2kms of the Portholme SAC but sufficiently remote form other nature conservation designations.</p> <p>The site is approximately 1.6km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has very limited capacity for improvements in strategic habitat connectivity given the nature of the intervening uses</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site could support over 100 homes and therefore provide a wide range of types, sizes and tenures of homes.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5kms of Huntingdon town centre and approximately 1,000m from the Co-op at Romans' Edge.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	It is approximately 1,000m to the Bridge Academy in Romans' Edge.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is about 800m of Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity of the site.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is within 800m of a bus stop with a service rated C+ on placed based carbon calculator meaning there is a good level of service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	There is no pavement along the A1198 frontage, connection would be required via an adjoining piece of land.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities.

11 Godmanchester

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site cannot be integrated with the existing built up area of the town as it is separated from Stokes Drive and Bluegate by two intervening fields. Given its separation development would be out of character with the surrounding area unless it formed part of a larger scheme with land to the north.</p> <p>Alternatively, if developed as part of the larger proposal of 4 sites plus the additional two sites necessary to connect these into Godmanchester it would comprise a relatively large urban extension that would have a detrimental impact on the character of southern Godmanchester.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no heritage designations within the site.

Summary of SA

The site is greenfield land classified as grade 2 agricultural land. It is not constrained by fluvial flood risk but there is some limited surface water flood risk. It is separated from the built up area of Godmanchester by two intervening fields (put forward as Godmanchester 5 and 7) and would be wholly dependent on development of those sites to facilitate any integration into the existing community; if this were to be delivered as a group of three sites they would result in an unbalanced form of development extending south from the town along the western side of the A1198. Development would not impact on nature conservation designations but provides very limited opportunities to contribute to enhanced strategic habitat connectivity. Its location adjoining the adjoining open countryside would give rise to impacts on long distance views. The site has reasonable accessibility to primary education, social and local retail facilities and employment. The site also has limited public transport and active travel connectivity. No heritage assets would be impacted by the development.

Updates after initial appraisal

Godmanchester 17: Former Motorway Compound Site, North of A1198 roundabout

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	Not contain, and be at least 200m from an air quality management area?	+	
	Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	<p>The site is well beyond any air quality management area.</p> <p>The land is technically greenfield as the hardstanding and structures are temporary. These do have to be cleared though which offers some opportunities for the materials to be reused within a development scheme.</p>
SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls outside a WRA but the closest one is the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is wholly in flood zone 1 with some risk from surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield and classified as being wholly grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from Natural England's access to green space standards and has no or limited capacity for linkages to the strategic green infrastructure network..
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 3.5kms of the Portholme SAC but sufficiently remote from other nature conservation designations.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	<p>The site is detached from a main settlement and has a close relationship with the countryside. It is well served by the strategic road network which could support commercial development. Development is likely to be quite prominent on the local landscape and depending on the commercial uses proposed may not be compatible with the nearby Woodgreen Animal Shelter.</p> <p>While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	To the south of the site is the A14 and to the west is the A1198 increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Employment use would not contribute to housing supply.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is approximately 5km from Huntingdon town centre and is beyond 800m from a local convenience store and 2.5km from a freestanding supermarket.</p> <p>The site is for non-residential/ employment use and therefore access to education facilities is not relevant.</p> <p>The site is beyond 800m from culture and leisure facilities within Godmanchester.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site promoter seeks to provide 5.24ha of employment land totalling some 14,461 sqm of floorspace. The site is within 3km of Cardinal Park and The Chord Business Park Established Employment Areas located on the edge of Godmanchester.</p> <p>Ultrafast broadband is in the vicinity of the site.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is approximately 5.4km of Huntingdon train station but is remote from a bus service.</p> <p>A pavement adjoins the site frontage on the A1198/A14 but this connection does not link the site all the way Godmanchester along the A1198.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+	<p>The proposal seeks new employment development. It is unclear from the Call for Sites information the type of employment uses this could include therefore it is not possible at this stage to determine if development would have a high or low job density.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The proposal does not include new or result in the loss of retail or social facilities.</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The site is located such that it could not be effectively integrated with the existing place and community.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	<p>There are no heritage designations within the site.</p>

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It is classified as grade 2 agricultural land but the land most recently in use as a temporary National Highways depot with hardstanding and some structures remaining. It is detached from the main built form of Godmanchester. It is not constrained by nature conservation or heritage designations. The site has very limited accessibility to services and facilities and very limited accessibility to public transport options. The site does not relate closely to Godmanchester and relates much more closely to the open countryside making its integration with an existing place and community very challenging. There is a footpath connection to the site, however this is not a continuous footpath from Godmanchester which makes accessibility further challenging. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

Updates after initial appraisal

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12 Grafham

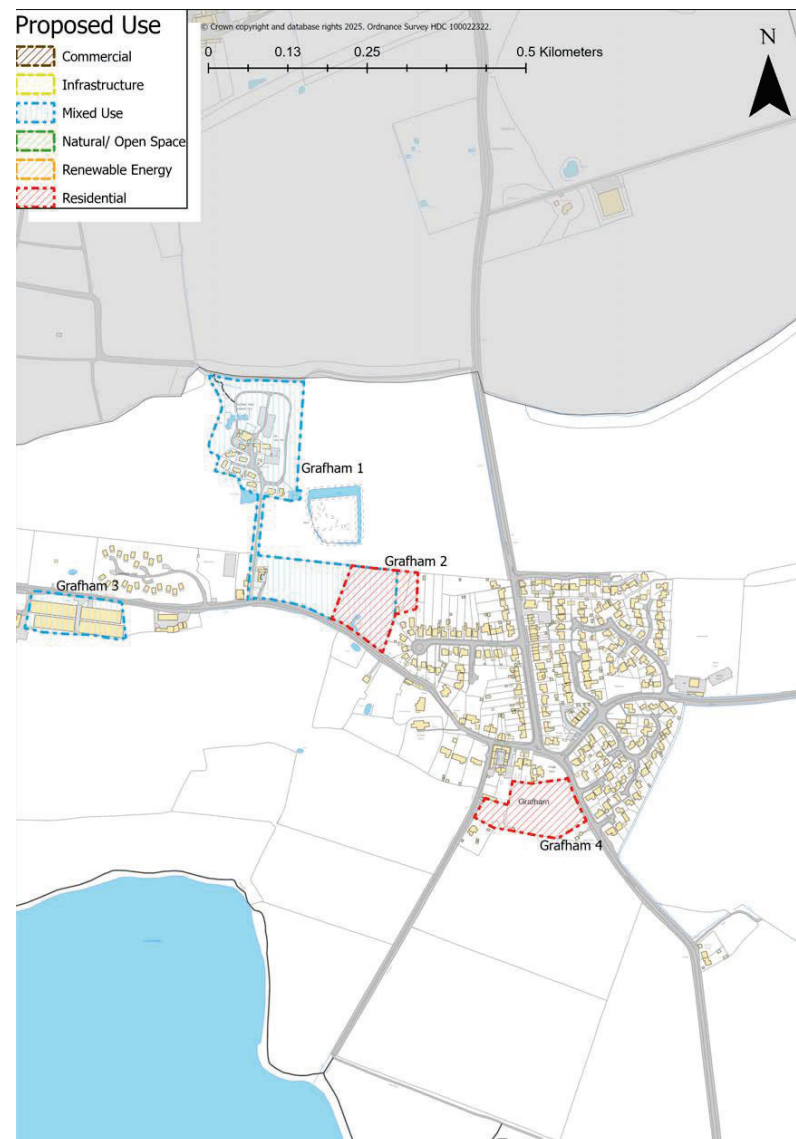
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12 Grafham

12.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Grafham 4: Field south of Village Farm, Grafham

12.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



Grafham 4: Field south of Village Farm, Grafham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1 with some recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land with the western third of the site classified as being grade 3 agricultural land and the remaining two thirds being grade 2.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 1km from the Grafham Water SSSI. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, County Wildlife Site and Local Geological Sites.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the southern edge of Grafham. It relates well to the existing settlement as it adjoins development on Church Road and is adjacent to residential development to the west and east. The proposed density is a little higher than that of surrounding densities. Access from Buckden Road will require further scoping but the site could be integrated into the existing settlement and reflect the form and character of the local area.

12 Grafham

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site promoter has submitted the site for market and affordable homes. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is within 800m of the Grafham Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within Grafham, its catchment is for the primary school in Spaldwick over 800m from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities namely All Saints Church, the village Hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of the Brookside Industrial Estate in Ellington.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The closest railway station is Huntingdon which is in excess of 5km from the site. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a footpath opposite from the site along Buckden Road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations within the site, however immediately to the north is the grade II listed Village Farm, the existing vegetation provides some established mitigation to the potential impact of development on its setting.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk to mitigate. It is not constrained by nature conservation designations. It is a greenfield site consisting of predominately grade 2 agricultural land and some grade 3 agricultural land. The site is located on the southern edge of the built form of Grafham and with landscaping and careful design could be integrated with the existing place and community. It is in good proximity to several social and leisure facilities within the village but there primary education is found in a neighbouring village and the closest employment opportunities are outside of the village. Public transport is limited with only a bus stop in village with an infrequent service. It is adjacent to a grade II listed building, the impact on this will require mitigation.

Updates after initial appraisal

13 Great Gransden

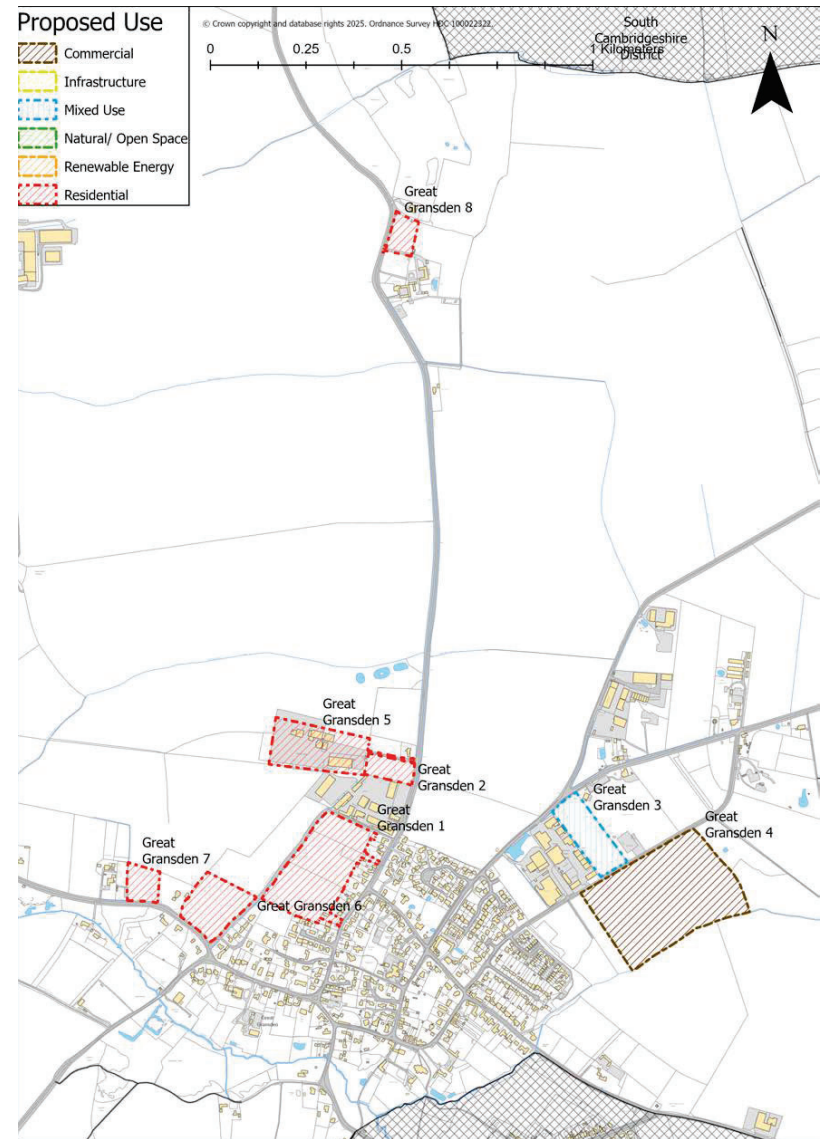
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13 Great Gransden

13.1 Four additional sites has been put forward through the Ongoing Call for Sites process. This is:

- Great Gransden 5: Highbury Fields Business Park, Great Gransden
- Great Gransden 6: Land adjacent to Meadow Road and Hall Farm Road, Great Gransden
- Great Gransden 7: Land North of Meadow Road, Great Gransden
- Great Gransden 8: Leycourt Farm, Eltisley Road

13.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



Great Gransden 5: Highbury Fields Business Park, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements.</p> <p>The site is not impacted by an air quality management area</p> <p>The site is wholly previously developed land and therefore the proposal could support circular economy principles through the recycling of existing land, buildings or materials.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be impacted by fluvial flood risk considering the impact of climate change
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	The site is within Waresley sewer catchment area which may require upgrades to accommodate future growth.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is within flood zone 1 with no recorded risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	<p>The site is wholly classified as previously developed land with significant structures on site</p> <p>The site is classified as grade 2 agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing natural greenspace and the proposal would unlikely contribute to enhancing the strategic green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is approximately 1km from Waresly Wood SSI, it is sufficiently remote from the other designated nature assets.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the northern edge of Great Gransden, bounding countryside on all sides except to the south east where there is a relatively large industrial site. Hence, the site has a stronger relationship with the countryside. The change of use from the existing industrial estate to the proposed residential use could improve the site's integration with the surrounding landscape due to the opportunity to effectively

13 Great Gransden

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			masterplan the development/ implement landscape buffering. Extant permission for residential plots on the site to the south east would improve compatibility. However, the site is largely separate from the main residential area in the village with no existing infrastructure supporting active travel modes into the village, it therefore does not relate particularly well to the existing settlement/ built form. The proposed capacity of 45 homes on a 2.7 ha site is of low density, but this would allow capacity for Biodiversity Net Gain and appropriate landscape buffering.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	If the existing industrial site remains in use the proposal could be subject to forms of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	There is a local convenience store within 800m of the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Barnabas Oley Church of England Primary School
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of activities space provision, Lighthouse Cafe and Arts Centre and a village hall
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km of Sand Road Industrial Estate and Hardwicke Road Industrial Estate which are Established Employment Areas.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The is within 800m of a bus service rated F+ on the place based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is approximately 350m north from a pavement within Great Gransden and 200m from a public right of way.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	-	The proposal would result in the loss of employment floor space.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it would be difficult to integrate the site with the existing place and community. It is irregular in shape and largely separate from Great Gransden with no active travel infrastructure that would allow movement into the village where there are key services. However, the change of use from industrial to residential may soften views from/ allow better integration with the surrounding landscape due to the potential to implement significant boundary screening.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	The site is sufficiently remote from designated heritage assets. It is approximately 200m north west Great Gransden Conservation Area but the site is screened by a large employment site to the south east. Therefore, it is unlikely the proposal would negatively impact the setting of this designated heritage asset

Summary of SA

The site is in flood zone 1 with no recorded risk of surface water flooding. It is wholly classified as previously developed land and therefore could contribute to the reuse of materials and would align with the governments ambitions to prioritise development this land type. The proposal is within Waresley sewage catchment area which may require upgrades to support growth in this location. It is remote from natural greenspace according to Natural England's standards. The site is within 1km of Waresley SSSI but is sufficiently from the other designated nature assets. It is sufficiently remote from the designated heritage assets and unlikely to cause adverse impact to Great Gransden Conservation Area situated to the south east. The site is in close proximity to a Primary School, a local convenience store, a few culture and leisure facilities and concentrations of employment. A pavement along the frontage would need to be created along Eltisley Road to ensure safe access to the services within the village. The site would result in the loss of employment land. The site has a very close relationship with the countryside predominantly bounded by countryside and is fairly separate from Great Gransden village. Therefore, there would likely be some adverse landscape impact. It may also be difficult to integrate the site with the existing place and community even with effective masterplanning.

Updates after initial appraisal

Great Gransden 6: Land adjacent to Meadow Road and Hall Farm Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	<p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield and would therefore not involve the reuse and recycling of building and materials.</p>

13 Great Gransden

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is at low risk of fluvial flood risk considering the impact of climate change.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	The site is within Waresley sewer catchment area which may require upgrades to accommodate future growth.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is within flood zone 1 with minimal recorded risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing natural greenspace and the proposal would unlikely contribute to enhancing the strategic green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within 700m of Waresly Wood SSSI but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the western side of Great Gransden, potentially accessed via Meadow Lane which runs along the southern boundary. The site relates fairly well to the existing settlement adjoining the curtilage of residential properties on Hall Farm Lane to the south east which forms part of a larger built up, residential, area. Adverse landscape impact is partly mitigated due to the site being predominantly bound by dense hedgerow and vegetation. The form and character of Great Gransden Conservation Area and the listed building immediately south of the site could be impacted by the development and this should be carefully mitigated. The capacity of 34 homes on 1.93 ha is of low density but this would be in keeping with the surrounding townscape.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site will contribute to meeting the housing needs of the district
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	There is a local convenience store within 800m of the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Barnabas Oley Church of England Primary School
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of activities space provision, a sports centre, Lighthouse Cafe and Arts Centre, a village hall and St Bartholomew's Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km of Sand Road Industrial Estate and Hardwicke Road Industrial Estate which are Established Employment Areas.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The is within 800m of a bus service rated F+ on the place based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	The site is approximately 500m west from a pavement and 200m from a public right of way.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The proposal could integrate with the existing place and community subject to effective masterplanning. Potential adverse impact to adjoining heritage assets would need to be mitigated.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The proposal adjoins Great Gransden Conservation Area and a listed building to the south and therefore there could be adverse impact to the setting of these designated heritage assets. In addition, highway access to the site from Meadow Lane could involve the removal of vegetation within the conservation area.

Summary of SA

The site is wholly greenfield, classified as grade 2 agricultural land. It is in flood zone 1 with no known recorded risk of surface water flooding. It is remote from natural green space. The site is sustainably located in relation to services within the village, it is within close proximity to a local convenience store, a primary school, established employment areas and multiple culture and leisure facilities. The proposal has fairly close relationship with the built form and landscape impact is minimised due to established vegetation bounding the site. However, there heritage assets immediately adjoining the site placing emphasis on the importance of the design process in mitigating this potential adverse harm. In addition, highway access could involve the removal of trees within the conservation area. There is active travel infrastructure nearby and a bus service but this as classed as infrequent.

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Updates after initial appraisal

Great Gransden 7: Land North of Meadow Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield and therefore would not involve the reuse and recycling of building and materials.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is at low risk of fluvial flood risk considering the impact of climate change.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	The site is within Waresley sewer catchment area which may require upgrades to accommodate future growth.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is within flood zone 1 with minimal recorded risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing natural greenspace and the proposal would unlikely contribute to enhancing the strategic green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 700m of Waresley Wood SSSI but is sufficiently remote from the other designated nature assets.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is located on the western edge of Great Gransden, potentially accessed via Meadow Lane which fronts onto the southern boundary of the site. Despite residential properties adjoining the site to the east and west, the site has a very close relationship

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			with the countryside due to being largely separate from the main settlement, separated by sizeable agricultural fields. Agricultural or greenfield land adjoins the site to the north and east and is located beyond Meadow Lane and the residential properties mentioned. Significant boundary screening would be required to mitigate adverse landscape impact, especially along the northern boundary which is currently completely open. The site seems to be sufficiently remote from Great Gransden Conservation Area. The proposal of 6 homes is of very low density but would be more in keeping with the existing townscape. That said, given the size of the site, the development would not make an efficient use of land especially due to the land being classified as grade 2 agricultural land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site will contribute to meeting the housing needs of the district
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is below 1ha and therefore contributes to the government's aspiration to promote site suitable for SME builders.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from shops. The local convenience store within Great Gransden is beyond 800m from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Barnabas Oley Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of activities space provision, a sports centre, Lighthouse Cafe and Arts Centre, a village hall and St Bartholomew's Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km of Sand Road Industrial Estate and approximately 1.8km from Hardwicke Road Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The is within 800m of a bus service rated F+ on the place based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	A public right of way is approximately 200m north west from the site frontage along Meadow Lane. It is 350m west of a pavement.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is separate from the main settlement of Great Gransden and has a very close relationship with the countryside. Without investment into active travel infrastructure it would be unsafe to access the services and facilities within the village. Given the scale of the proposal it is unlikely these infrastructure improvements would be implemented. Therefore, it would be difficult to integrate the site with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	The site is approximately 200m north west of Great Gransden Conservation Area so it is unlikely the proposal would cause harm to the setting of this designated heritage asset. That said, further assessment to understand the impact would be required.

Summary of SA

The site is in flood zone 1 with minimal recorded risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The site is remote from natural green space. It is within 1km of Waresley Wood SSSI but it is sufficiently remote from the other designated nature assets. Culture and leisure facilities, employment opportunities and a public right of way are in close proximity to the site. However, the site is separate from the main settlement, has very close relationship with the countryside and it would be difficult to access the services and facilities with Great Gransden by foot. Therefore, it would be difficult into integrate the site with the existing place and community. The site seems to be sufficiently remote from Great Gransden Conservation area but further assessment would be required to understand any potential impact. It is within 800m of a bus service but this is highly infrequent.

Updates after initial appraisal

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Great Gransden 8: Leycourt Farm, Eltisley Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield and would therefore not involve the reuse and recycling of buildings and materials.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of flooding when considering the risks of climate change.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	The site is near Waresley sewer catchment area which may require upgrades to accommodate future growth.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone with no risk of surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with only a small structure in the north of the site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site is remote from natural green space according to Natural England's Standards and would unlikely contribute to enhancing or improving linkages to the strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The proposal is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The proposal is outside Natural Cambridgeshire Green Infrastructure Priority Areas.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located in the countryside, beyond 1.5 km from the nearest settlement, Great Gransden. It is surrounded by greenfield land but does form part of a larger pre existing farm, Leycourt Farm which locates a cluster of residential and commercial uses to the south. The site has significant boundary screening on the northern, eastern and western boundary which may protect the surrounding landscape from adverse impact potentially imposed by the proposal. It is important that this is reinforced given the site's rural location. A public right of way runs along the northern boundary and would therefore need to be effectively integrated into the design process to ensure public benefit is maintained or enhanced.</p> <p>A capacity of 8 homes on a site of 0.68 ha is of low density but would be of a scale out of line with it's location due to being in the countryside.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is not impacted by pollution and not of a scale that would create pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is 1 ha or less and contributes to the government's aspiration to promote sites suitable for SME builders
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from a local convenience store and a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The nearest primary school is in Great Gransden but this is approximately 1.8km from the site frontage.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from culture and leisure facilities.

13 Great Gransden

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Established Employment Areas namely Sand Road and Hardwick Road Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is remote from a bus service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is a public right of way running along the northern boundary.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site does not include business or commercial uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located within the countryside and therefore would be difficult to integrate with existing place and community. The nearest settlement is beyond 1.5km from the site. The promoter has identified Eltisley Road could be appropriate for pedestrians without a pavement due to existing grass verges that could be used. In addition, the public right of way which runs east and the south could be used to access the village with only a small section on Hardwicke without active infrastructure. That said, due to the site being a long way from the nearest settlement it is likely the development would rely on car travel to access services and facilities.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There is a listed building on Leycourt Farm which could be adversely impacted by the proposal. The site promoter a Heritage Assessment will be undertaken.

Summary of SA

The site is in flood zone 1 with no risk of surface water flooding. It is wholly greenfield classified as grade 2 agricultural land. The site is located in the countryside and therefore does not have a relationship with the settlement and would be difficult to integrate with the existing place and community. It is largely screened from the surrounding landscape due to the established mature trees and hedgerow bordering the site. The site has poor access to schools, shops, public transport, culture and leisure facilities and natural green space. It is in close proximity to active travel infrastructure with a public right of way running along the northern boundary and some employment opportunities are available with two established employment areas within 5km from the site. The site is remote from the designated nature assets but it is in the vicinity of a listed building to the south.

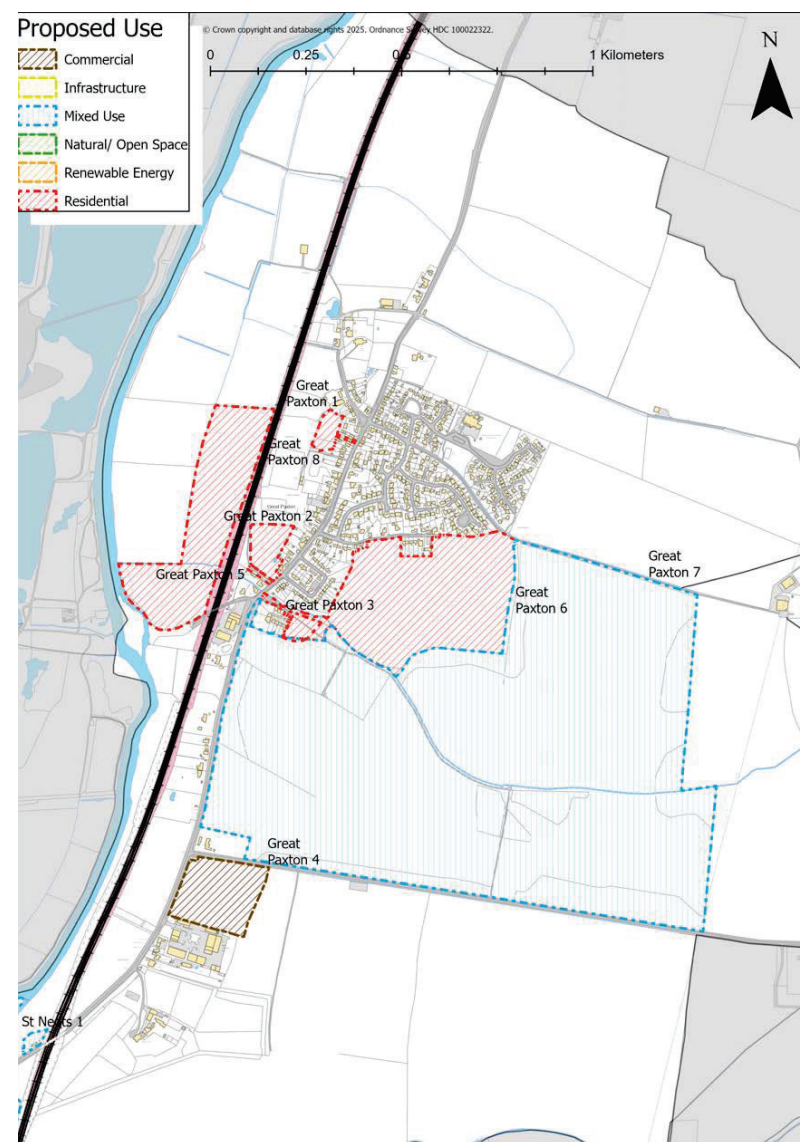
Updates after initial appraisal

14 Great Paxton

14.1 Four additional sites has been put forward through the Ongoing Call for Sites process. This is:

- Great Paxton 5: Land Adjacent to 2 High Street, Great Paxton
- Great Paxton 6: Land to the South of London Lane, Great Paxton
- Great Paxton 7: Land to the East of Paxton Hill, Great Paxton
- Great Paxton 8: Land to the West of Great Paxton

14.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



14 Great Paxton

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Great Paxton 5: Land Adjacent to 2 High Street, Great Paxton

14.3 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

14.4 Therefore, a sustainability appraisal for the site has not been undertaken.

Great Paxton 6: Land to the South of London Lane, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to be less than 1% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is partially within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located almost wholly within flood zone 1 apart from a small portion of its southern edge which is in flood zone 3b. At this point surface water flood risk is also high. There is a channel of surface water flooding risk running through the middle of site from between its eastern and western boundaries.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land, it is predominantly classified as grade 2 agricultural land, with its western third being grade 3.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is within 1km of a 10ha area of natural green space. Due to its scale, it has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.6km from the site and is located on the other side of the railway.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located on the south eastern edge of the village accessed via London Lane on its northern edge and by Dovecote Lane on its western edge. The site generally relates well to the settlement and could form a sizeable extension to the village. The proposed capacity would however double the existing site of the village significantly impacting its character. Successful development would be subject to landscaping reflecting its edge of settlement location. Access is a key constraint in bringing this site forward, the site promoter suggests that access could be achieved from London Lane, this is however a narrow single lane route with not footpath connections. It is unclear if this route can be upgraded to accommodate the proposal.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for over 100 homes which could provide a range of housing types, sizes and tenures.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	It is within 5km of St Neots town centre and is within 800m from the Great Paxton Community Shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is within 800m of Great Paxton Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of the Bell Public House, recreational fields and Holy Trinity Church.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 1km of the Harley Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is within 5km of St Neots train station. The site is within 800 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is no footpath connection along London Lane but there is a footpath along Dovecote Lane which could be extended to the site's western edge. London Lane is very narrow so it is unclear if a footpath connection could be added from this part of the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? 	N	The proposal is for residential development.

14 Great Paxton

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 		
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and sustainable drainage as well engagement with the County Council on suitable access from London Lane.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations within the site but there are listed buildings adjacent to the site on London Road to the north and also Low Farm to the west.

Summary of SA

The site is located on the south eastern edge of Great Paxton on land predominately classified as grade 2 agricultural land. It is not significantly constrained by fluvial flood risk. There are some constraints arising from surface water flood risk because of its proximity to a watercourse and by heritage designations adjacent to the site. It is not constrained by nature conservation designations. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village. The site physically relates well to the main built form but access from London Lane is a key constraint making integration more challenging to successfully achieve. The proposed capacity would however double the existing site of the village significantly impacting its character.

Updates after initial appraisal

Great Paxton 7: Land to the East of Paxton Hill, Great Paxton

14.5 As identified in the LAA, due to the fundamental urbanising impact on the landscape and on Great Paxton as well as the challenges in highways capacity and infrastructure provision that would be required to deliver this scale of growth, the site is considered not to be achievable or developable.

14.6 Therefore, a sustainability appraisal for the site has not been undertaken.

Great Paxton 8: Land to the West of Great Paxton

14.7 As identified in the LAA, the majority of the site is within flood zone 3b. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site, the site is considered unsuitable for development.

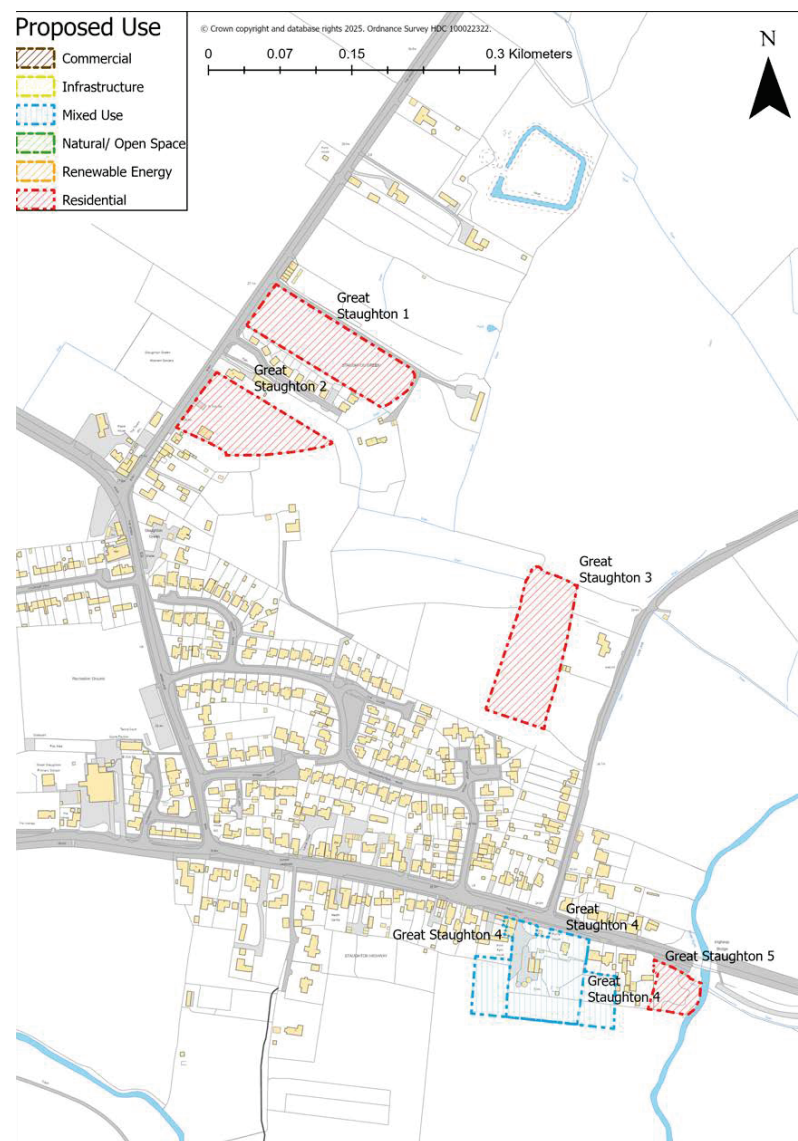
14.8 Therefore, a sustainability appraisal for the site has not been undertaken.

15 Great Staughton

15.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Great Staughton 5: Land South of The Highway, Great Staughton

15.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



15 Great Staughton

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Great Staughton 5: Land South of The Highway, Great Staughton

15.3 As identified in the LAA, the site falls below the site size threshold and is almost completely within flood zone 3b so does not pass the fundamental constraints for assessment.

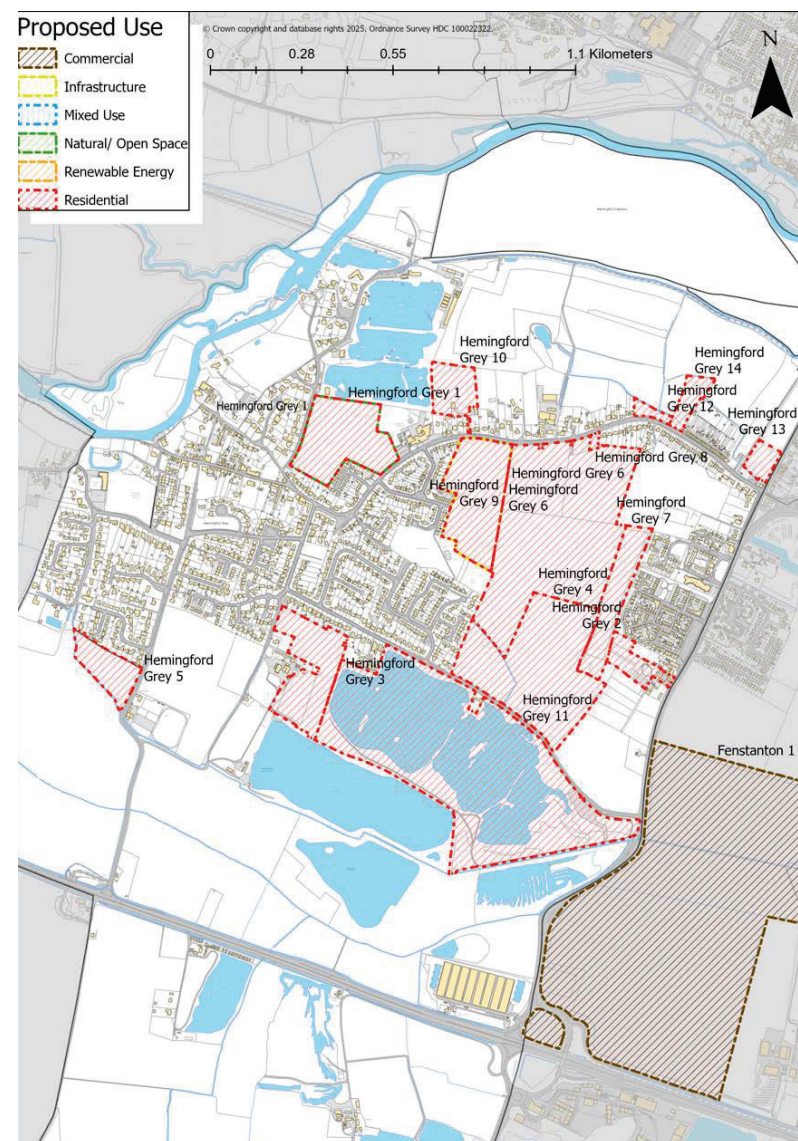
15.4 Therefore, a sustainability appraisal for the site has not been undertaken.

16 Hemingford Grey

16.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Hemingford Grey 14: Land West of 38 Hemingford Road, Hemingford Grey

16.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



16 Hemingford Grey

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Hemingford Grey 14: Land at Hemingford Road, Hemingford Grey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing agricultural structures on site meaning that there will not be any reuse of materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to significantly impact the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>All of the site being within flood zone 3a.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with it all being classified as grade 4 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	+	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural greenspace and has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>There are no nature conservation designations on site but it is about 200m south of Hemingford Grey Meadow County Wildlife Site.</p> <p>The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site adjoins the linear built form of along Hemingford Road but it extends away from the built form. The frontage of the site therefore relates well to the settlement. There is an existing footpath that runs along the site's frontage so it has good connectivity to the main settlement. The proposed development would result in substantial in depth development that is not characteristic of for this part of the village. It is also located in a sensitive location and would encroach into the countryside and the Great Ouse Valley corridor. The site is significantly constrained by fluvial flooding which sustainable drainage may not be able to mitigate.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and is unlikely to lead to substantial levels of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is proposed for market and/or affordable housing. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 1.7km from St Ives town centre and is approximately 1,000m from Budgens within Hemingford Grey.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is approximately 800m from Hemingford Grey Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	Hemingford Grey has several leisure and cultural facilities, however the site is located beyond 800m of these: the Reading Room, The Cock Public House and St James Church and Parish Centre, recreational grounds, tennis courts and bowls green/ sports pavilion.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is approximately 1.7km from the Meadow Lane Business Park and St Ives town centre.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is over 5km from a railway station. The site is within 800m of several bus stops located along Hemingford Road. This are rated F- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	A footpath runs along the site's frontage on Hemingford Road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, the predominate form of development is linear so linear development is likely to be more appropriate if the flood risk can be overcome.

16 Hemingford Grey

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none">Impact on any heritage assets or their settings?	-	The site is wholly located within a conservation area and there is the grade II listed Victoria terraces to the east of the site.

Summary of SA

The site is heavily constrained by fluvial flood risk with it being within flood zone 3a. It is also constrained by heritage assets it being within a conservation area as well as within the setting of the grade II listed Victoria terraces to the east. The northern edge of the site is also about 200m from the Hemingford Grey Meadow CWS. The site adjoins the LINEAR built form of Hemingford Grey but would result in substantial in depth development that is not characteristic of for this part of the village. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath accessible from the site's access. It is within good accessibility to local village services and facilities as well as employment options in St Ives and to St Ives town centre.

Updates after initial appraisal

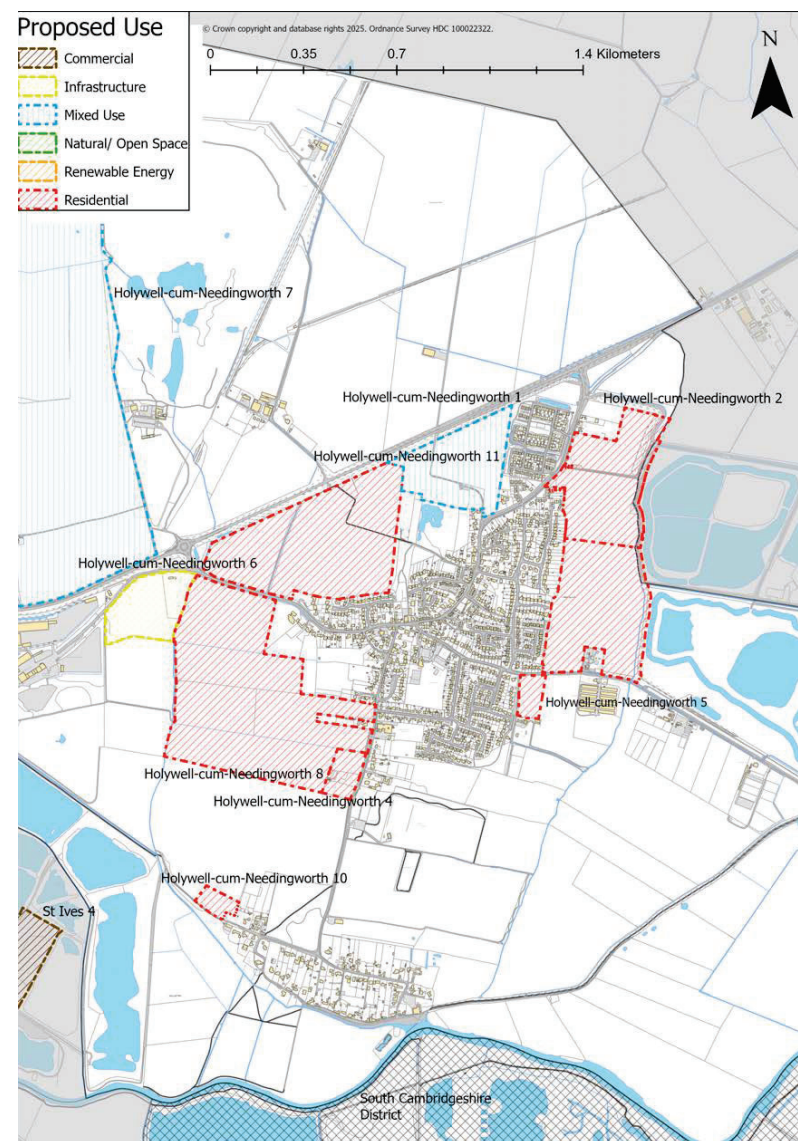
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17 Holywell-cum-Needingworth

17.1 Four additional sites has been put forward through the Ongoing Call for Sites process. This is:

- Holywell-cum-Needingworth 8: Orchard Paddock, West of Mill Way, Needingworth
- Holywell-cum-Needingworth 9: Five Acres Farm, South of Needingworth Road
- Holywell-cum-Needingworth 10: Land at Conger Lane, Holywell
- Holywell-cum-Needingworth 11: Land North West of Needingworth, South of the A1123

17.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



17 Holywell-cum-Needlingworth

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Holywell-cum-Needlingworth 8: Orchard Paddock, West of Mill Way, Needlingworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Needlingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land and wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? 	+	<p>It is within 200m of a 0.5 ha area of greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 		
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located to the south of the main built along the western side of Mill Way which is typically more open and undeveloped. Hedgerows and vegetation clearly define its boundaries and largely obscure the site from public view. To the south and west are agricultural fields and open countryside. An agricultural field provides a large land gap between the site and the nearest property on the western side of Mill Way. To the east are residential properties, cemetery and allotment grounds as such the site does relate to the settlement and could be integrated into the existing place and community.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacity of 6 homes on 2ha of land is very low density and would not make an efficient use of land.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for specialist homes, it is unclear at this stage what type of housing this may provide. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 5km of St Ives town centre. The site is about 900m of One Stop located along the High Street.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	It is about 200m from Holywell Church of England Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	<p>The site is within 800m of the Baptist Chapel, Village Hall, allotments, the Queens Head Public House and bowling green, and recreation ground.</p> <p>The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.</p>
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 1.5km of the Needingworth Industrial Estate and the Compass Point Business Park located on the edge of St Ives. It is within 2km of Somersham Road Industrial Area and the Parsons Green Industrial Park.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 800m of several bus stops located along Church Street and the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator.</p> <p>There is a footpath on the opposite side of Mill Way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

17 Holywell-cum-Needingworth

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located to the south of the main built along the western side of Mill Way which is typically more open and undeveloped. However the site adjacent to development including some community facilities, as such the site could be integrated into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk, nature conservation or heritage designations but is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is well served in terms of access to community services and facilities, primary education, public transport via bus travel and employment opportunities. The site is located to the south of Needingworth, it is considered that development of the site could be integrated into the existing place and community and provide development that would align with the existing settlement character in terms of its location but also scale. The site has been promoted for specialist housing, it is unclear at this stage what this may be at this stage but the proposed capacity put forward is very low not making an efficient use of land.

Updates after initial appraisal

Holywell-cum-Needingworth 9: Five Acres Farm, South of Needingworth Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No evidence has been submitted that suggests the proposal will go beyond standard building regulations.</p> <p>The site is outside an air quality management area.</p> <p>The site is partly previously developed land with large agricultural structures that would need to be cleared prior to development. Hence, the development process could involve the reuse and recycling of materials.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	The site is wholly within an area at risk from fluvial flooding with climate change at 1 in 100.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	<p>The site is within the Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 2 with medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	Approximately a third of the site is previously developed land, the remaining areas being garden and agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	Part of the site is classified as grade 3 agricultural land, the remaining area of the site is not classified.
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's standards for accessing green space and has limited opportunity in enhancing and improving linkages to the green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site adjoins a County Wildlife Site to the south but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is within Natural Cambridgeshire's Ouse Valley Green Infrastructure Priority Area
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located on the eastern edge of St Ives falling within the Holywell -cum-Needingworth parish. It has a close relationship with the built form enclosed by developed land to the west and east. The boundaries of the site consist of mature trees and hedgerow which screen the proposal from surrounding uses including a County Wildlife site to the south. The site promoter has stated the scale, use and capacity of the proposal is yet to be determined but given the factors mentioned, commercial use, could be appropriate in this location in terms of landscape and townscape integration.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site will unlikely cause pollution and given the proposed use and the surrounding uses noise and light pollution emissions will unlikely be an issue.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The proposed use is for commercial development
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site adjoins a free standing supermarket to the west.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 1.5km from various primary schools and a secondary school in St Ives.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m from culture and leisure facilities within St Ives

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site proposes employment uses and adjoins Needlingworth Industrial Estate to the east and Parsons Green Industrial Estate to the west. It is also in close proximity to Compass Point Business Park and Somersham Road Industrial Estate to the north west.</p> <p>The site has superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site frontage is within 100m of a bus service rated C+ according to the Place Based Carbon Calculator.</p> <p>There is a pavement directly opposite the site frontage along A1123.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	<p>The site promoter has put forward a number of employment uses including retail, commercial leisure and logistics and distribution. Therefore the development could support high or low density employment. Further clarification with the site promoter will be required to determine what the intentions are for the site.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	+	<p>The promoter anticipates the site could be suitable for retail uses which could be appropriate</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	<p>The site is located such that it could be effectively masterplanned with the existing place and community. It would partly involve the redevelopment of previously developed land with large buildings on the east of the site. Clarification on what the intention is with the existing residential plot in the north west of the site will be required. Services and facilities within St Ives are within walking distance from the site frontage. Commercial uses adjoining the proposal to the east and west means the potential for retail, commercial leisure or logistics and distribution uses could be appropriate. The site is within flood zone 2 at medium risk of surface water flooding, sustainable drainage systems would therefore need to be implemented.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	<p>There are no designated heritage assets in the vicinity of the site that would be adversely impacted by the proposal.</p>

Summary of SA

The site is within flood zone 2 at medium risk of surface water flooding. Part of the site, approximately a third, is previously developed land. The greenfield area of the site is classified as grade 3 agricultural land. The site is remote from natural greenspace and culture and leisure facilities. It adjoins a County Wildlife Site to the south but is sufficiently remote from the other designated nature assets. It is located within the Ouse Valley Green Infrastructure Priority Area. The proposal has a close relationship with the build form adjoining employment uses to the east and west and is well screened from the County Wildlife Site to the south. Hence, the proposal could be effectively integrated into the existing place and community subject to sustainable drainage being implemented and clarification from the site promoter on the intention of the residential plot in the north west of the site. The site is in close proximity to a regular bus service, a pavement which runs into St Ives and employment clusters. The proposal could support high or low density employment depending on what proposed use comes forward. There are no designated heritage assets within close proximity of the site which would be adversely impacted by the proposal.

Updates after initial appraisal

Holywell-cum-Needingworth 10: Land at Conger Lane, Holywell

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is partially within the Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land and wholly classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? 	-	<p>It is remote from natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 		
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 200m of Holywell Front Pollard Willows and Meadow Lane Gravel Pits County Wildlife Sites. It sufficiently remote from other designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is located on the western edge of Holywell. It can be accessed via Conger Lane. The site and its surroundings are typically rural in character. The site forms part of a wider agricultural field, all of its boundaries apart from its southern edge are completely open. Landscaping would be required on these edges to soften the impact of built development on the settlement edge.</p> <p>The proposed capacity of 5 homes on 1ha of land is very low density and may not make the most efficient use of land, however considering it is promoted for self and custom build plots which are typically built at a much lower density and also the wider densities within Holywell, this would align with existing settlement character.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for self and custom built housing, it is also 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	++	<p>The site is within 5km of St Ives town centre but there is no food store in Holywell, the nearest is in Needlingworth more than 800m away. It is also about 3.5km of a freestanding supermarket in St Ives.</p> <p>It is about 1,300m from Holywell Church of England Primary School located in Needlingworth.</p> <p>The site is within 800m of the Baptist Chapel, Village Hall, allotments, the Queens Head Public House and bowling green, and recreation ground.</p> <p>The site is within 800m of the St John the Baptist Church and Ferry Boat Inn in Holywell, it is beyond 800m of the various services and facilities in Needlingworth.</p>
	Minimise the distance people need to travel to access education facilities?	+	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	+	<p>The site is within 3.5km of the Needlingworth Industrial Estate and the Compass Point Business Park located on the edge of St Ives. It is within 4.5km of Somersham Road Industrial Area and the Parsons Green Industrial Park.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	Be in a location with high quality digital infrastructure?	++	
SA12	Benefit from access to public transport infrastructure?	--	The site is in excess of 5km from Huntingdon and St Neots railway stations. It is also located beyond 800m of a bus stop.
	Benefit from access to active travel infrastructure for practical and social activities?	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no existing footpath along Conger Lane or Back Lane but a public right of way runs along Conger Lane providing connections.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located on the western edge of Holywell accessed from a Conger Lane. It provides an opportunity for modest residential growth that could be integrated into the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The south eastern corner of the site falls within a conservation area.

Summary of SA

The site is not constrained by fluvial or surface water flood risk. It is within 200m of the Holywell Front Pollard Willows and Meadow Lane Gravel Pits County Wildlife Sites. It is also partially within a conservation area and is also located within the Great Ouse Valley Green Infrastructure Priority Area. The site has reasonably accessibility to community services and facilities, primary education and employment opportunities. Most of these are however located outside of Holywell in nearby Needingworth and St Ives. The site is not well served by public transport. The site is located on the western edge of Holywell, it is considered that development of the site could be integrated into the existing place and community and provide some modest growth development that would align with the existing settlement character in terms of its location but also scale.

Updates after initial appraisal

Holywell-cum-Needingworth 11: Land North West of Needingworth, South of the A1123

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	<p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	There is likely to be about 20% risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site is within the Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	It is largely within flood zone 1, some of the western most field is constrained by fluvial flooding, approximately 4ha is within flood zone 3b with a further 1.5ha in flood zone 2. There are pockets of surface water flood risk within the site, the most risk is located where fluvial flood risk is also high.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield land with the eastern third of the site is classified as being grade 2 agricultural land with the remaining two thirds of the site being grade 3
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site consists of three distinct agricultural fields and is located to the north west of Needingworth. The site relates well to the settlement being located on its northern edge adjoining residential development on some of its southern edge. The A1123 forms a strong northern edge to the site enclosing it meaning the site relates more closely to the settlement than the open countryside. It is a large site which will have an impact on the character and rural northern edge of the village. Access into the site is a constraint as is providing sufficient links into the village, there are two public right of way that can be utilised but these will require masterplanning.</p> <p>The proposed capacity of 180 homes on 24ha of land is very low density but some land is inappropriate for built development due it being at risk from fluvial flooding. It also provides opportunities for enhanced landscaping and open space provision in this part of the village. The adjoining proposal at Holywell-cum Needingworth 1 for residential and retail uses could provide wider opportunities for a comprehensive development of the northern part of the village.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proximity of the site in relation to the A1123 may give rise to additional levels of air, noise and visual pollution which may require mitigation.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for market and/or affordable homes and is of a scale that could provide over 100 homes and therefore a mix of tenures, sizes and types of housing.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	<p>The site is within 5km of St Ives town centre. Taking a measurement from Meeting Lane on the eastern side of the site, the site is about 400m of One Stop located along the High Street.</p> <p>It is about 1,000m from Holywell Church of England Primary School.</p> <p>The site is within 800m of the Baptist Chapel, Village Hall, allotments, the Queens Head Public House and bowling green, and recreation ground.</p> <p>The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 1.5km of the Needingworth Industrial Estate and the Compass Point Business Park located on the edge of St Ives. It is within 2km of Somersham Road Industrial Area and the Parsons Green Industrial Park.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 800m of several bus stops located along Church Street and the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator.</p> <p>There is no direct footpath connection to the site, however two public rights of way run through the site providing connections.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located to the north of the main built form. It partially adjoins existing residential development but integration could be challenging unless access into the site and links to village services are enhanced.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk, nature conservation designation or by heritage assets but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is somewhat constrained by surface water flood risk and fluvial flood risk is present on the western edge of the site on about 17% of its site area. The site is well served in terms of access to community services and facilities, primary education, public transport via bus travel and employment opportunities. The site is located on the northern edge of the settlement adjoining the northern edge of the existing built form and could see the limits of the village extended up to the A1123. As such development has the potential to be masterplanned so that it integrates with the existing place and community but this would be subject to design considerations incorporating sustainable drainage and mitigation against noise from the A1123. It will also require assessment on access provision and traffic levels.

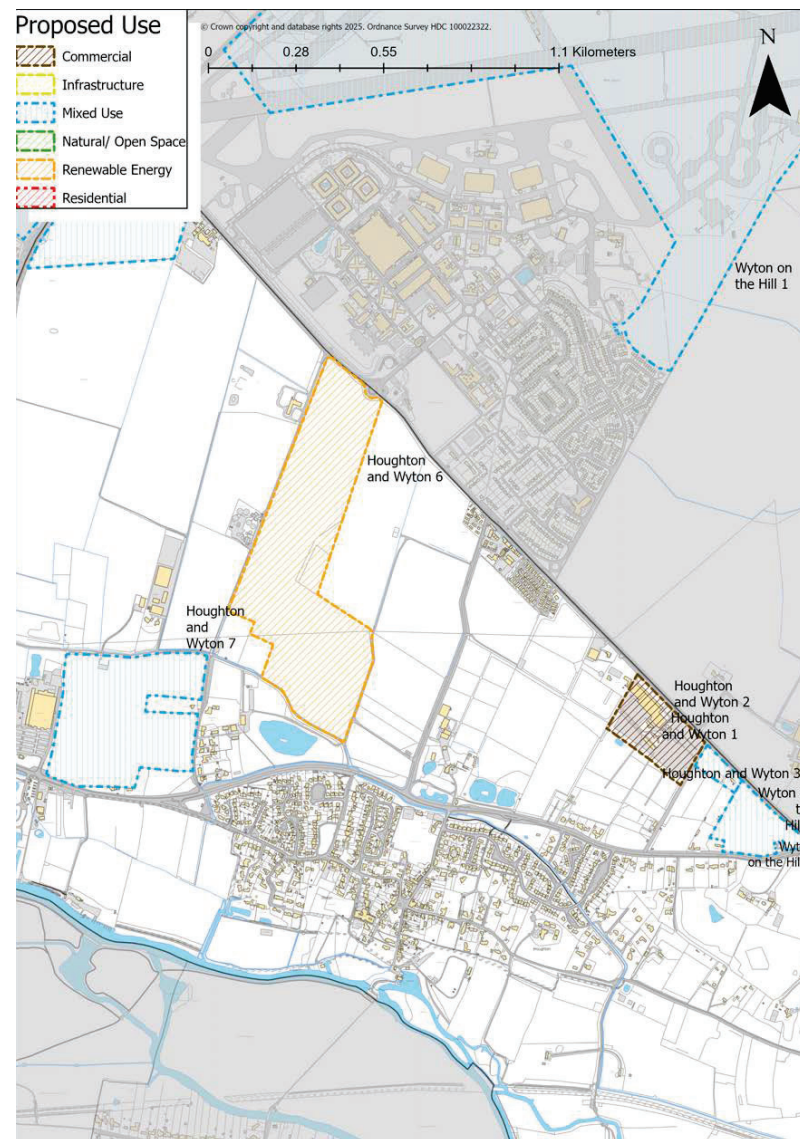
Updates after initial appraisal

18 Houghton and Wyton

18.1 Two additional sites has been put forward through the Ongoing Call for Sites process. This is:

- Houghton and Wyton 6: Ruddles Lane, Wyton
- Houghton and Wyton 7: Land between Garden Centre and Splash Lane, Wyton

18.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



Houghton and Wyton 6: Ruddles Lane, Wyton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	++	The proposed use for the site is a solar farm.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is a greenfield site. There is no potential to reuse some materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is entirely for renewable energy generation.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	Half of the site is located within the Wyton water recycling area catchment. Wyton WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The majority of the site is located within flood zone 1, the southern third of the site is however in flood zones 2 and 3a.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	Approximately half of the site is classified as grade 2 agricultural land and the other half being grade 3. The site is greenfield land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The northern edge of the site is within 200m of a 0.5ha area of natural green space and the southern edge is within 1km of a 10ha area of natural green space. It is within the Great Ouse Valley Green Infrastructure Area so has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is approximately 1km from the Grafham Water SSSI and is within 200m of the Grassland at the Vicarage County Wildlife Site and the Diddington Wood County Wildlife Site.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located within the Great Ouse Valley Green Infrastructure Areas so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	It is broadly 'L' shaped located between Wyton on the Hill and Houghton and Wyton. The site does not immediately adjoin any build development but is located in close proximity to residential and community development in both of these settlements. Its

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			southern edge benefits from more substantial trees and hedgerows whereas its eastern boundary is much more open. The lowest part of the site is its southern edge which is some 25m lower than its northern edge which provides enhanced opportunities for solar panels, it also increases the potential landscape and visual impact of them particularly viewing the site from the south. It is in a sensitive location being within the Great Ouse Valley landscape. The proposed scale of the solar farm is fairly substantial at 28ha which means additional landscaping may be required as well as enhanced opportunities for the integration of biodiversity net gain opportunities. To assess this impact a landscape and visual impact assessment should accompany any application.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	Even though the site is located along the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Renewable energy provision will not contribute towards housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The proposed use is for a solar farm so access to employment centres is not relevant
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is over 5km from Huntingdon railway station. There is a bus stop adjacent to the northern edge of the site along Sawtry Way which is rated B+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is no footpath access to the site but a connection could be made to the site. due to the nature of the proposal, this is less critical.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposed use of the site is as a solar farm so will not create new or enhanced employment or tourist facilities and opportunities.

18 Houghton and Wyton

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The enclosed nature of the site means that solar panels could be integrated into the landscape subject to landscaping and flood mitigation.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site has been put forward for a solar farm. It is a fairly large site being some 28ha located in a sensitive location within the Great Ouse Valley landscape. It is located between Wyton on the Hill and Houghton and Wyton and has a close relationship to the open countryside. This means that the impact on existing communities is limited but the impact on the landscape could be more significant, however landscape and ecological assessments will be required and there could be opportunities to incorporate biodiversity net gain opportunities. It is largely within flood zone 1 but does have an increased risk of fluvial flood risk in the southern part of the site. The site has limited accessibility by sustainable modes of transport so it is likely that anyone who needs to access the site will use a car.

Updates after initial appraisal

Houghton and Wyton 7: Land between Garden Centre and Splash Lane, Wyton

18.3 As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for a residential led mixed use scheme which is classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development. The potential urbanising impact on the landscape and increased risk of coalescence between settlements are also major constraints making the site unsuitable.

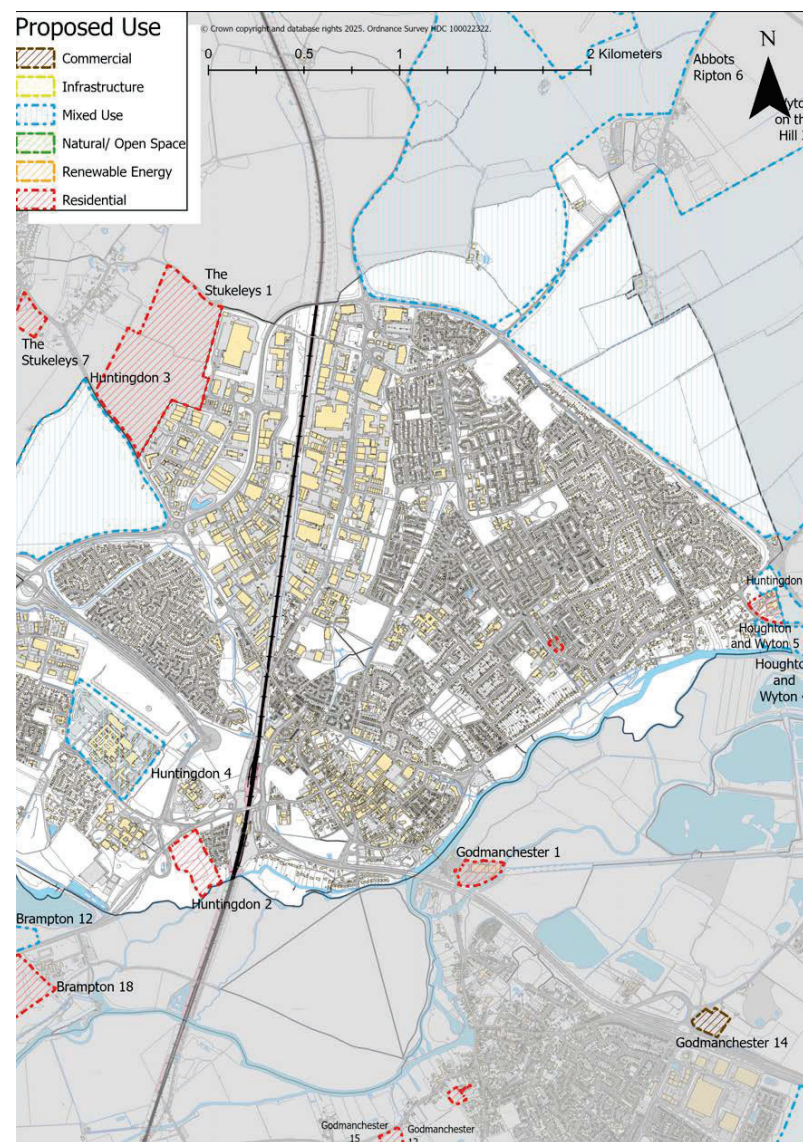
18.4 Therefore, a sustainability appraisal for the site has not been undertaken.

19 Huntingdon

19.1 Two additional sites has been put forward through the Ongoing Call for Sites process. This is:

- Huntingdon 4: Hinchingsbrooke Hospital site, Hinchingsbrooke Park Road, Huntingdon
- Huntingdon 5: Land at the former WATA Site, Hartford

19.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



Huntingdon 4: Hinchingsbrooke Hospital site, Hinchingsbrooke Park Road, Huntingdon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is beyond 200m of an air quality management area.</p> <p>The site is previously developed with existing structures on site meaning that the redevelopment of the site can reuse materials and/or buildings and land.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1, there is some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	The site is wholly classified as non-agricultural and is previously developed consisting of a hospital, associated parking, accommodation and supporting infrastructure.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	The site is within 1 km of a 10 ha area of natural green space, within 300 m of a 2 ha natural green space and is also within 200 m of a 0.5 ha area of greenspace. Due to the scale of the proposed development there may be greater opportunities for linkages to green infrastructure.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 1km of Portholme Special Area of Conservation and SSSI and is about 200m from Hinchingsbrooke Gravel Pits County Wildlife Site.</p> <p>The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area and has potential to contribute to improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site provides an opportunity to rebuild the existing hospital and provide enhanced medical facilities, supporting infrastructure and accommodation in the same location. The site is in an accessible location and provides a significant amount of jobs. The future mix of uses and capacity will require detailed masterplanning and engagement with infrastructure providers and the NHS as will as depend on the funding that is available.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is distant from major sources of pollution but is of a scale that lead some increased levels of pollution locally.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The development will primarily provide new and enhanced medical facilities, there may be opportunities to integrate accommodation within proposals that can house medical professionals.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 2km of Huntingdon town centre and freestanding supermarkets.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	The site is for non-residential uses and therefore access to education facilities is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is beyond 800m of the numerous leisure and cultural facilities within Huntingdon, considering the proposed uses on site this is considered to be less critical in assessing the proposal.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The proposal is for a new and modernised hospital and associated health uses on a site over 5ha in size. The redevelopment of the hospital site will provide enhanced facilities and could result in further job creation on site.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 1.5km of Huntingdon train station and there are several bus stops along Hinchingsbrooke Park Road with a very good level of service.</p> <p>There is an existing footpath along Hinchingsbrooke Park Road that serves the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	The proposal is for a new and modernised hospital and associated health uses which could result in further job creation on site.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	+	The proposal is for a new and modernised hospital and associated health uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	The site partially falls within a conservation area, its redevelopment may impact it but considering that the site is already developed this impact is considered to be small.

19 Huntingdon

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Summary of SA

The site is not constrained by fluvial flood risk. It consists of previously developed land in use as a hospital, the proposal seeks to modernise and expand the health care uses on site and provide a new hospital and supporting infrastructure and accommodation. It has very good accessibility via public modes of transport and also active travel. It has the potential to provide further jobs on site and expand the health uses that are provided. Masterplanning will be required to overcome surface water, heritage and landscaping constraints as well as the proposed mix of uses.

Updates after initial appraisal

Huntingdon 5: Land at the former WATA Site, Hartford

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is beyond 200m of an air quality management area. The site is previously developed with existing structures on site meaning that the redevelopment of the site can reuse materials and/or buildings and land.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	The site is likely to be some risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 2, there is significant risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	• Prioritise development of previously developed land?	++	The site is wholly classified as urban land and is previously developed consisting of several large buildings with associated car parking previously used by the West Anglian Training Association.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space and there are opportunities for linkages to green infrastructure.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation designations.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area and has potential to contribute to improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site provides an opportunity to redevelop a site that is now no longer in use as a training facility. It is largely obscured from public view due to the extensive established trees and vegetation along its boundaries. The site is in an accessible location and relates well to the settlement. It is however wholly within flood zone 2, making it less desirable for residential development. The proposed capacity is fairly low for a site of almost 2ha which provides opportunities for drainage to potentially mitigate this risk, however further engagement will be required with flood risk specialists.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The proposal is in close proximity to the A1123 so there may be enhanced risk of pollution but it is of a scale that is unlikely to lead to increased levels of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	It is proposed that the site could provide addition market and affordable homes, the site is over 1ha in size.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is about 3km of Huntingdon town centre and freestanding supermarkets including Tesco Extra off Huntingdon Road.
	Minimise the distance people need to travel to access education facilities?	N	The site is within 1.5km of Hartford Community Infant School and 1.8km from Thongsley Fields Primary School.
	Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of the Barley Mow pub, All Saints Parish Council, King George V playing field and Hartford Village Hall.
SA11	Facilitate access to a range of employment opportunities?	++	The site is within 5km of several areas of employment including Huntingdon town centre and St Peter's Industrial Area.
	Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available within the vicinity.
SA12	Benefit from access to public transport infrastructure?	++	The site is within 3.5km of Huntingdon train station and is within several bus stops along Main Street a very good level of service.
	Benefit from access to active travel infrastructure for practical and social activities?	++	There is an existing footpath opposite from the site along Old Houghton Road.

19 Huntingdon

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development redeveloping the former West Anglia Training Association buildings which are now permanently closed. The proposal will result in the loss of buildings formerly used for training purposes, it is unclear from the information provided whether there has been work to market the site to retain the uses before redeveloping it residential uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	+	The site adjoins a conservation area, its redevelopment may impact it but considering that the site is already developed and the established trees this impact is considered to be small.

Summary of SA

The site is wholly within flood zone 2 which is a key constraint to its redevelopment. It is previously developed but there are currently commercial buildings on site, residential uses are a more vulnerable use. It has good accessibility to leisure and cultural facilities as well as employment opportunities and education. It has good accessibility to public modes of transport and also active travel. It is within the Great Ouse Valley Green Infrastructure Priority Area. It is not constrained by nature conservation designations, it is adjacent to a conservation area which may be impacted by proposals.

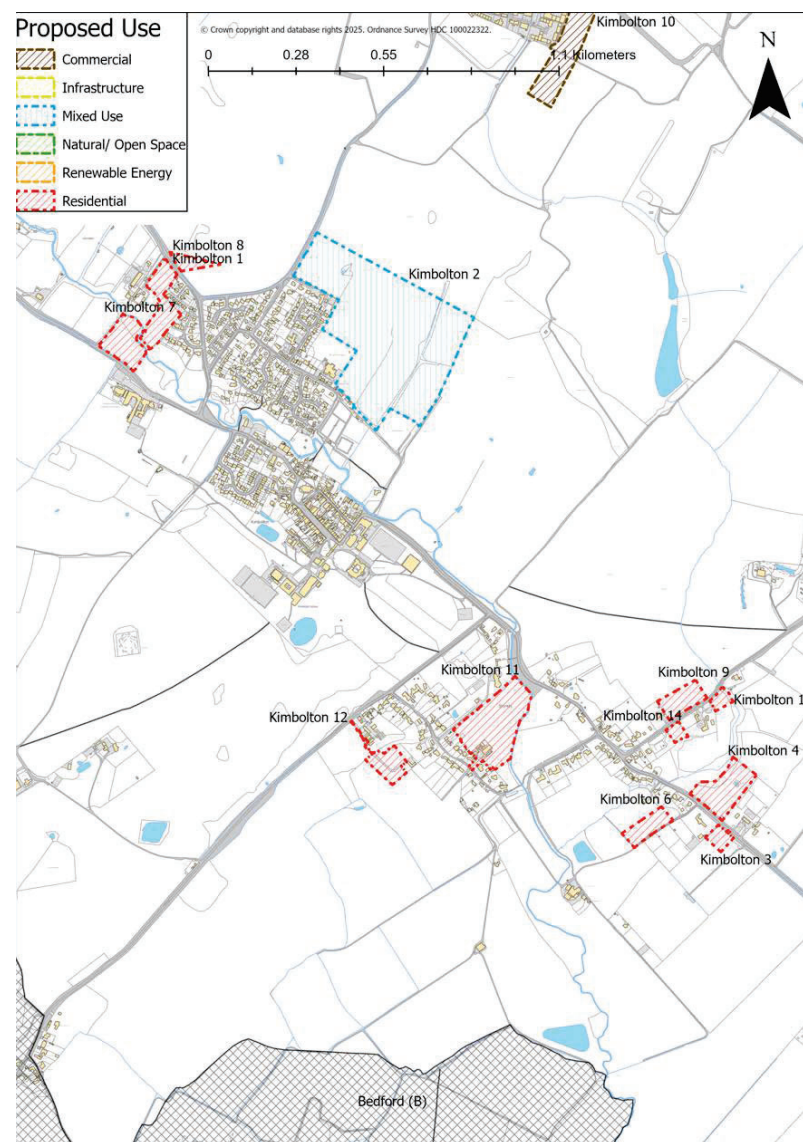
Updates after initial appraisal

20 Kimbolton

20.1 Three additional sites has been put forward through the Ongoing Call for Sites process. This is:

- Kimbolton 12: Land off B660 at Stonely
- Kimbolton 13: Stonely Grange, South of Easton Road - plot 1
- Kimbolton 14: Stonely Grange, South of Easton Road - plot 2

20.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



Kimbolton 12: Land off B660 at Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield with no existing buildings so it will not reuse buildings or materials.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from natural greenspace and has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	Development on this site would extend the built form of Stonely and provide greater infill development. There is an existing access into the site but the site itself is not particularly well connected to the main built form as there are areas of land between its boundaries and nearby residential gardens. This could make integration more challenging.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter's proposed capacity is somewhat low but this is more reflective of the less dense form of development within Stonely.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site is promoted for market and/or affordable homes. The site is more than 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The closest town centre is St Neots which is around 14kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available in the immediate vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is located around 16kms from St Neots railway station. The site is beyond 800m of a bus service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	A public right of way runs through the site but this does not directly connect into the main built form of Stonely.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? 	-	The site is located such that it could not be effectively integrated with the existing community.

20 Kimbolton

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 		
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by fluvial flood risk but there is some risk from surface water. It is remote from natural greenspace. It is not constrained by nature conservation or heritage designations. It consists of grade 3 agricultural land. The site is remote from education, leisure and cultural facilities, these being located in Kimbolton. It is within 5km of employment opportunities within the Bickton and Harvard Industrial Estates and at Kimbolton School. The site is located on the edge of Stonely, but it will be challenging to successfully integrate it with the existing place and community.

Updates after initial appraisal

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Kimbolton 13: Stonely Grange, South of Easton Road - plot 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	<p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings</p>
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from natural greenspace and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site forms part of the large residential curtilage of Stonley Grange. Its northern and eastern edges have established trees and vegetation which give it a rural feel and obscure the site from public view. To the west is Stonley Grange, to the south is the rest of Stonley grange's residential garden, to the north east is a residential property but to the north and east is open countryside.</p> <p>The promoter seeks residential uses of only 1 home so the density of the proposal is similar to surrounding properties and reflects the local character in that regard, however, a key constraint is its impact on the setting of designated heritage assets and whether subdividing Stonley Grange would detrimentally impact its reason for being listed.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.
	Minimise the distance people need to travel to access education facilities?	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	<p>The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the immediate vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is located around 13kms from St Neots railway station. The site is within 800m of a bus service rated F+ or higher on the Place Based Carbon Calculator</p> <p>The site is within 500m of a public right of way and/ or segregated cycleway.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are designated heritage assets that could be adversely impacted by the development. The site is wholly located in conservation area and forms part of the curtilage of the grade II listed Stonely Grange.

Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk. The site forms part of the large residential curtilage of Stonley Grange. The site is remote from natural greenspace as well as educational, recreational, and cultural institutions, which are located in Kimbolton. It is within 5kms from Bicton and Harvard Industrial Estates. It is however fairly remote from public transport options. The site is reasonably well related to the existing built development such that it could be effectively integrated with the existing community. It is not constrained by nature conservation designations but it is wholly located in conservation area and forms part of the curtilage of the grade II listed Stonely Grange. The promoter seeks residential uses of only 1 home so the density of the proposal is similar to surrounding properties and reflects the local character in that regard, however, a key constraint is its impact on the setting of designated heritage assets and whether subdividing Stonley Grange would detrimentally impact its reason for being listed.

Updates after initial appraisal

Kimbolton 14: Stonely Grange, South of Easton Road - plot 2

20.3 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

20.4 Therefore, a sustainability appraisal for the site has not been undertaken.

21 Kings Ripton

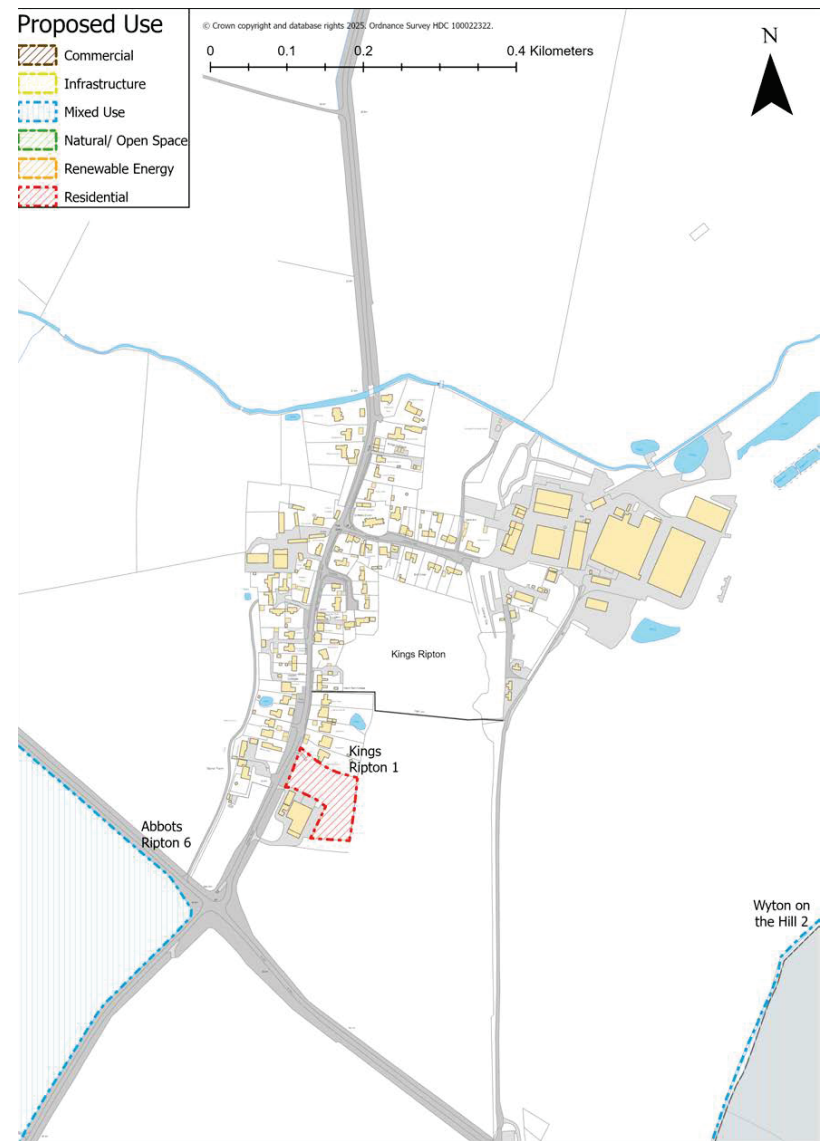
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21 Kings Ripton

21.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Kings Ripton 1: Land at Manor Farm, Kings Ripton

21.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



Kings Ripton 1: Land at Manor Farm, Kings Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield and would therefore not involve the reuse and recycling of building and materials.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	The site is not impacted by flood risk when considering the effects of climate change.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in flood zone 1 with no recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land.</p> <p>The site is wholly grade 2 agricultural land</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from natural green space according to Natural England's standards and has limited capacity to enhance or improve linkages to the strategic green and blue infrastructure network
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the designated nature assets.</p> <p>The site is not within an area of strategic focus for green infrastructure.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is situated on the southern edge of Kings Ripton which is a small village north east of Huntingdon. Agricultural land adjoins the site to the east, south and beyond Ramsey Road to the west. It therefore has a close relationship with the countryside. That said, the proposal does have some relationship with the built form of Kings Ripton, adjoining a residential plot to the north, a relatively large agricultural building immediately to the south west and residential plots immediately opposite the site frontage onto Ramsey Road. The proposal is exposed to easterly views with the existing eastern boundary being completely open with public right of way approximately 160m to the east. Development limited to the western side of the site could better integrate the proposal with the built form and limit the adverse impact to the landscape. Kings Ripton Conservation Area and a listed building are located to the west of the</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			site and it is therefore important the form and character of these designated heritage assets are protected. A capacity of 10 homes on a site of 0.53 ha is considered low density but could support frontage development which would align with the street pattern along Ramsey Road.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is not of a scale to cause substantial pollution and is situated in an area that is distant from major sources of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site will help meet national governments aspirations of promoting residential development on plots less than a hectare that would be suitable for SME builders.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	--	The site is remote from a town centre and a local convenience store. However, a supermarket, located north of Huntingdon, is approximately 3km from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school in close proximity to the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of Church of St Peter and The Stables Kings Ripton pub
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5km of multiple concentrations of employment including established employment areas north of Huntingdon, namely St Peters Road, Stukeley Meadows and Ermine Street.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is within 800m from a bus service rated F- on the place based carbon calculator ranking as a highly infrequent service.</p> <p>A pavement would need to be created to connect the site with a footpath along Ramsey Road. There is a public right of way to the east which is in close proximity to the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site has been put forward for residential use.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be integrated into the existing place and community subject to effective masterplanning. Substantial landscape buffering along the eastern boundary and development limited to the western side of the site would

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			help integrate the site with the surrounding townscape and landscape. It is also important the setting of the designated heritage assets immediately opposite the frontage is protected.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is in close proximity to a listed building and Kings Ripton Conservation Area which could be adversely impacted by the proposal.

Summary of SA

The site is in flood zone 1 with no recorded risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The site is sufficiently remote from the designated nature assets but is remote from natural green space. The proposal also has limited access to culture and leisure facilities, a high quality bus service, a primary school and a town centre/ local convenience store. The proposal is within 5km of employment opportunities within Huntingdon and 3km of a free standing supermarket. The site has a close relationship with the countryside but could be integrated into the built form and the existing place and community through effective masterplanning. The site is in the vicinity of designated heritage assets.

Updates after initial appraisal

22 Old Hurst

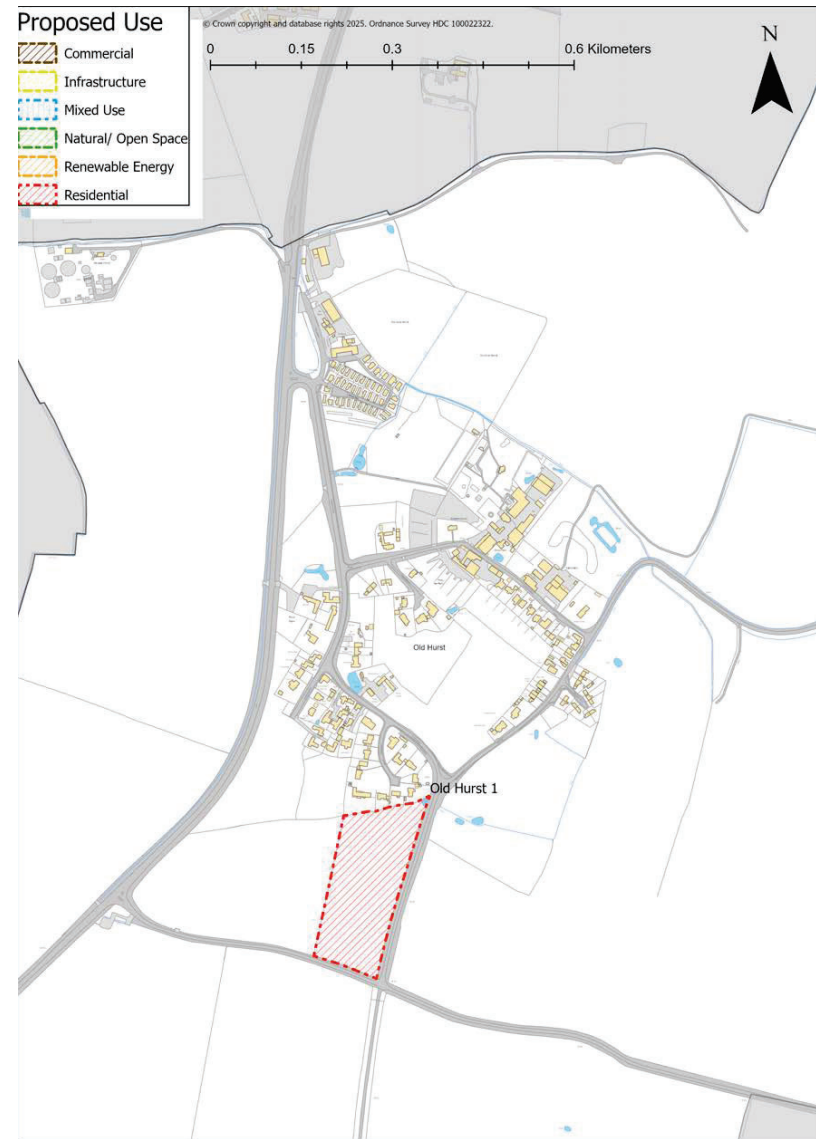
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22 Old Hurst

22.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Old Hurst 1: Land at St Ives Road, Oldhurst

22.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



Old Hurst 1: Land at St Ives Road, Oldhurst

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield and would therefore not involve the reuse and recycling of building and materials.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not considered to be at risk of flooding when considering the risk of climate change
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	<p>The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in flood zone 1 with no recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield with no existing structures</p> <p>The site is classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	--	The site does not meet Natural England's Standards for accessing green space and has limited scope in enhancing or improving linkages to the strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets but is not in area of strategic focus for green infrastructure.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is located in the south of Oldhurst and has a significantly stronger relationship with the countryside than the built form. The site boundary extends south far into the countryside bordering agricultural land immediately to the east and beyond St Ives Road to the east and Old Hurst road to the south. These boundaries predominantly consist of low lying hedgerow meaning the site would be visible for long distance views and would alter the rural feel on approach to Old Hurst. Hence, development on the whole site would cause adverse impact to the surrounding landscape. A capacity of 30 homes and 5 self/ custom build plots on 3.1 ha is considered low density but given that Old Hurst has a very low population and density it would be of a relatively large scale

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The site is of a scale that would unlikely cause pollution and is sufficiently distant from major sources of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site would contribute to meeting the housing needs of the district
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from a freestanding supermarket, a town centre and a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is no primary school within close proximity to the site/ Oldhurst village.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of Old Hurst Village Hall and The Steak House restaurant/pub.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 2km of Warboys Airfield Industrial Estate which is an Established Employment Area.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is within 800m of a bus service rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	The nearest pavement is located approximately 200m north of the site along St Ives road which could be extended to ensure active travel infrastructure is available from the site boundary.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The site proposal is for residential use
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it would be difficult to integrate into the existing place and community due to having a very close relationship with the countryside and the potential for significant negative impact upon the landscape.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets in the vicinity of the site that could be adversely impacted by the development.

Summary of SA

The site is located in flood zone 1 with no recorded risk of surface water flooding. It is classified as grade 2 agricultural land. The site is remote from natural green space according to Natural England's Standards, a primary school, a local convenience store/ supermarket/ town centre and has limited access to culture and leisure facilities. There is a bus stop in close proximity to the site but this is classed as infrequent service. An Established Employment Area is within 2km of the site and active travel infrastructure is nearby. The proposal has a very close relationship with the countryside and it would be difficult to protect the form and character of the surrounding landscape. This separation from the built form would make it hard to integrate the site with the existing place and community. There are no designated heritage assets in close proximity to the site.

Updates after initial appraisal

23 Pidley-cum-Fenton

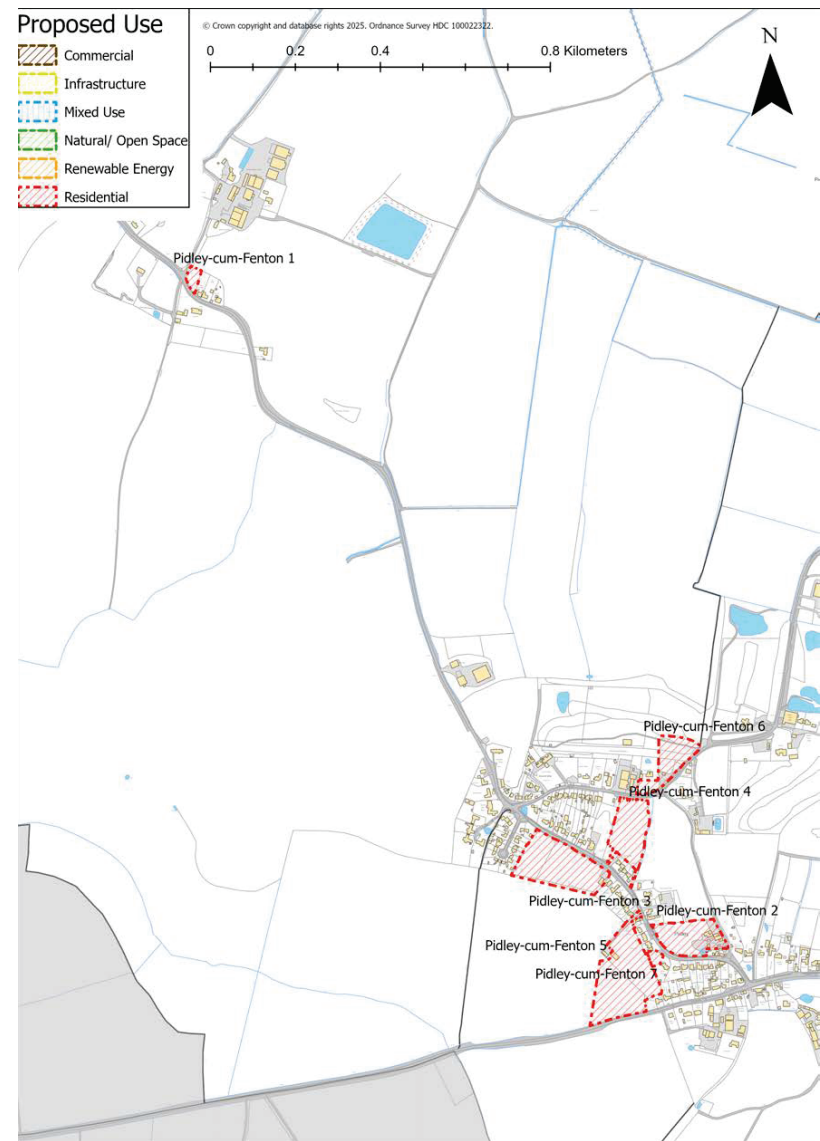
Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

23 Pidley-cum-Fenton

23.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Pidley-cum-Fenton 7: Orchard of Ashfield House, Warboys Road, Pidley

23.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



Pidley-cum-Fenton 7: Orchard of Ashfield House, Warboys Road, Pidley

23.3 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

23.4 Therefore, a sustainability appraisal for the site has not been undertaken.

24 Ramsey

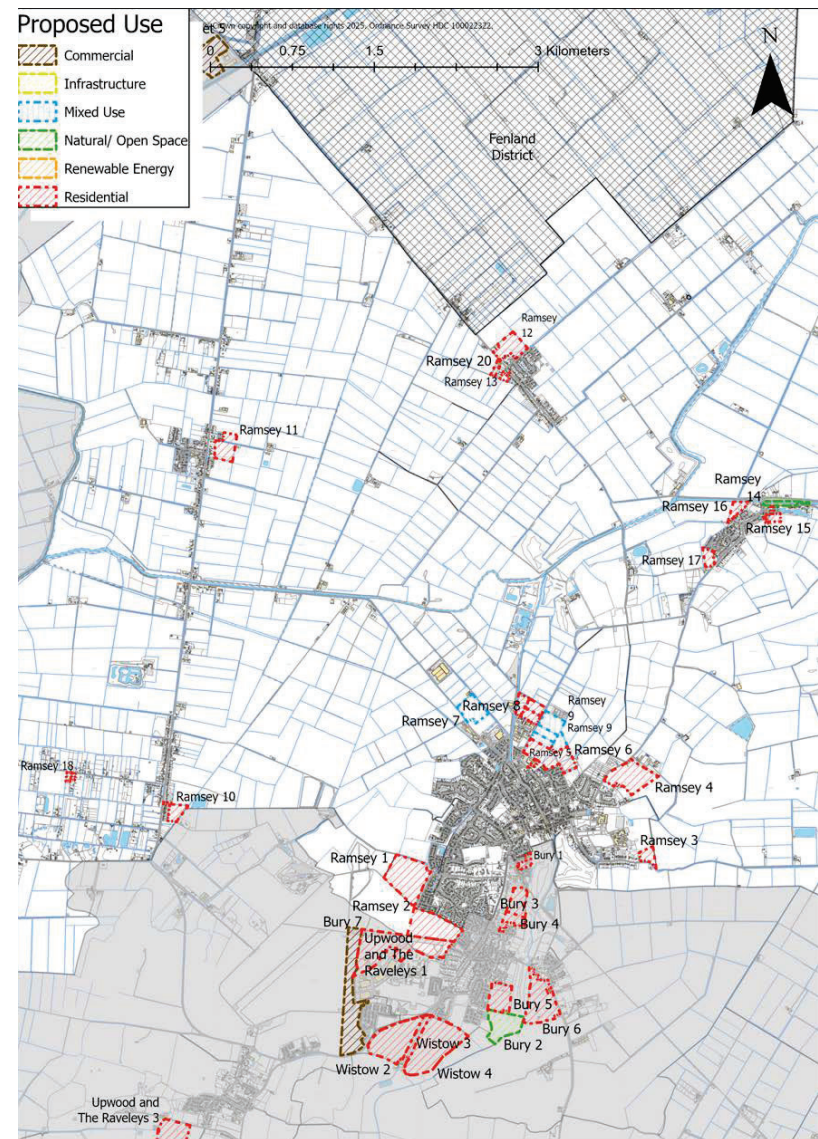
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24 Ramsey

24.1 Three additional sites has been put forward through the Ongoing Call for Sites process. This is:

- Ramsey 18: One Acre Stables Middle Drove, Ramsey Heights
- Ramsey 19: Two Acre Stables, Middle Drove, Ramsey Heights
- Ramsey 20: Land to the South of Oilmills Road, Ramsey Mereside

24.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



Ramsey 18: One Acre Stables Middle Drove, Ramsey Heights

24.3 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

24.4 Therefore, a sustainability appraisal for the site has not been undertaken.

Ramsey 19: Two Acre Stables, Middle Drove, Ramsey Heights

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is previously developed with existing pitches and associated development on site. The submission seeks to make these permanent and retain their use.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to significantly impact the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	<p>The site is located outside of a water catchment area, the closest to the site is the Ramsey WCA which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 3a.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	It is however wholly classified as being grade 1 agricultural land but the site is previously developed being in use for gypsy and traveller pitches.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural greenspace and has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	It is approximately 400m east from the Great Fen, is some 600m from Ramsey heights Nature Reserve CWS and LGS and 850m from Holme Fen NNR. It is within the landscape and visual setting of the Great Fen. It is conserved that as the pitches are already on site and the scale of development, that it is unlikely to lead to any significant impacts and would not lead to strategic scale habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is currently has two pitches on site located near to Ramsey Heights. The site is enclosed from the wider landscape with fencing and trees which limits its impact on the flat fenland landscape. The promoter seeks to make these pitches permanent and seek potential expansion over the next 10 years.</p> <p>The permitted pitches had been made temporary due to the flood risk on the site so that the risks arising from being located here would be incurred for a strictly limited period of time. It will be through the Council's updated GTAA (Gypsy and Traveller Accommodation Assessment) what level of need there is for pitches and whether there are sites at lower risk of flooding available to accommodate the need.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is being proposed for the continuation of the existing land use for gypsy and traveller pitches on a permanent basis and potentially for further associated development over the next 10 years.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of Ramsey town centre.
	Minimise the distance people need to travel to access education facilities?	--	It is beyond 800m of a local convenience shop.
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	<p>It is beyond 800m of a primary school and beyond 1.5km of town based primary schools in Ramsey.</p> <p>The site is beyond 800m of leisure and cultural facilities.</p>
SA11	Facilitate access to a range of employment opportunities?	--	<p>The site is beyond 5km of Ramsey town centre and the established employment areas and Abbey College, it is within 4.5km of Upwood Air Park Established Employment Area.</p> <p>Superfast broadband is available within the vicinity.</p>
	Be in a location with high quality digital infrastructure?	+	
SA12	Benefit from access to public transport infrastructure?	-	<p>The site is located beyond 5km of a railway station, it is approximately 850m from two bus stops on Ugg Mere Court Road, the highest is rated E on the place based carbon calculator meaning there is an infrequent service.</p> <p>Middle Drove is a track road with no footpath connections, it is some 850m from the nearest footpath on Ugg Mere Court Road.</p>
	Benefit from access to active travel infrastructure for practical and social activities?	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is already in use for pitches with the submission seeking to make these permanent. Further pitches and related development would be compatible with the current land use and surrounding land uses.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is currently in use for gypsy and traveller pitches. It is classified as grade 1 agricultural land but is previously developed. It is wholly within flood zone 3a making it at high risk. The site is remote from heritage designations, it is nearby to several nature conservation sites including the Great Fen and is within its landscape and visual setting. However considering the scale of development and that this is already in place the impact is considered to be very low particularly as the site already has established fencing and vegetation enclosing it from the wider landscape. The site is remote from public transport, employment, leisure and cultural facilities as well as shops and services.

Updates after initial appraisal

Ramsey 20: Land to the South of Oilmills Road, Ramsey Mereside

24.5 As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.

24.6 Therefore, a sustainability appraisal for the site has not been undertaken.

25 Sawtry

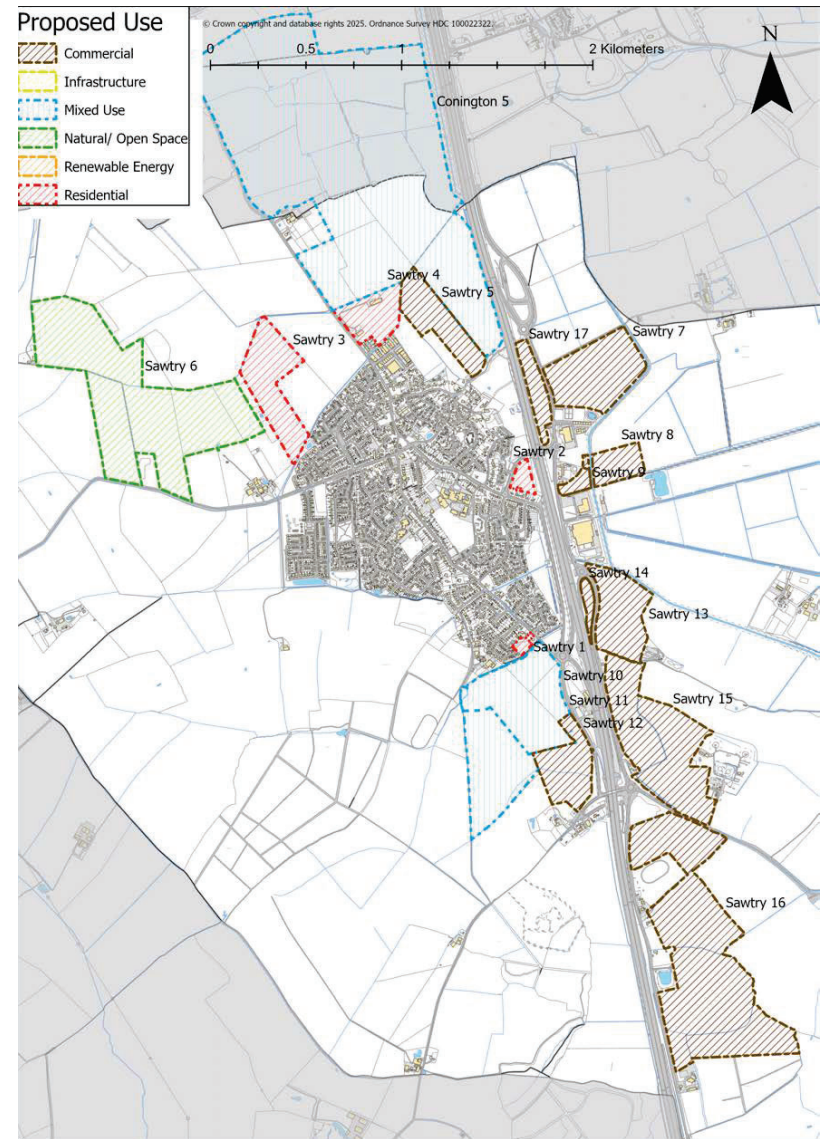
Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

25 Sawtry

25.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Sawtry 17: Land off Old North Road, Sawtry

25.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



Sawtry 17: Land off Old North Road, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	+	<p>The site promoter proposes some electric charging which could help to promote low or zero carbon technologies.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>100% of the site in flood zone 1 and less than 20% risk of surface water flooding</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land.</p> <p>The site is grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the designated nature assets.</p> <p>The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is separated from the main village of Sawtry by the A1(M). It is bounded by the A1(M) and Old Great North Road making it isolated from the wider countryside. The eastern boundary is located across the road from a cemetery and allocated extension as set out in the Sawtry Village Neighbourhood Plan. The proposed use could impact on the tranquillity of the cemetery however, Oakwood Business Park does sit immediately south of the cemetery and provides heavy

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			screening through planting to minimise the impact of the conflicting uses. The site is near to other employment and industrial uses, which creates a cluster of such uses in this particular area.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	<p>The site has been put forward for a number of potential uses including commercial and leisure purposes including electric vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage.</p> <p>The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use. The site is next to the A1(M) and Old North Road which could cause noise odour or visual pollution.</p> <p>Potential final uses could increase light, noise, odour and visual pollution in the area.</p>
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is proposed for leisure and commercial uses and would therefore not contribute to housing needs.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is approximately 1.2km from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is near to Sawtry village where there is a primary and secondary school but is separated from the site by the A1.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate and will also provide some employment and retail.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	There is standard broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is approximately 1.1km from a bus service rated C on the Place Based Carbon Calculator. It is beyond 5km from a train station.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	Potential access to the site could be achieved from B1043 which has a pavement on the opposite side of the road. A public footpath dissects the site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	+		<p>The site promoter proposes a number of potential uses on the site.</p> <p>Proposals for employment, retail and commercial leisure uses would support high and low density employment within the district. Whereas general commercial and storage would assist with the logistics industry.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	-	The proposal does not include retail or social uses. Dependent on the final uses it could increase provision to nearby Sawtry or deter custom from local services and facilities
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+		<p>The site proposes multiple uses including commercial and leisure purposes including electric vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage. It is near to other commercial uses providing the opportunity to create a cluster of complementary employment and leisure related uses. Access to the A1 nearby would also assist with this.</p> <p>Masterplanning of the site would require careful consideration of the impact on the cemetery to the south, although development in this area provides some evidence that this could be achieved, however this may be dependent on the final use.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-		<p>Scheduled Monument - Sawtry moat and shrunken medieval village is located less than 80m to the West of the site, but is separated from it by the A1 (M).</p> <p>The site is less than 30m from the listed Tombstones, Grave Yard, which reside in the cemetery across the road.</p> <p>Scheduled monument 'Bruce's Castle: moated' is just under 1km to the east separated by Old North Road.</p>

Summary of SA

The site does not have fluvial flood risk but has some surface water flood risk which would require mitigation and is grade 3 agricultural land. The site is wholly greenfield land meaning that there are no opportunities for redevelopment or reuse of previously developed land. The site has been put forward for a number of potential including commercial and leisure purposes including electric vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage, dependent on the final use it has the potential to support high or low density employment within the district.

The site is reasonably removed from convenience stores with the closest local convenience store 1.2km away, the site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry. A primary and secondary school are located in the village which is separated from the site by the A1. The site will provide some employment land and is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate which could provide additional employment opportunities to complement current uses. The site is within 1.1km of an average frequency bus stop. The site is remote from nature designations and natural green space using Natural England's 'Access to Greenspace Standards'.

The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use. The site is near the A1 which could cause noise odour or visual pollution. The site is is bounded by the A1(M) and Old Great North Road making it isolated from the wider countryside. The proposed use could impact on the tranquillity of the cemetery however, Oakwood Business Park does sit immediately south of the cemetery and provides heavy screening through planting to minimise the impact of the conflicting uses. The site is near to other employment and industrial uses, which creates a complementary cluster of such uses in this particular area. A heritage impact assessment would be required.

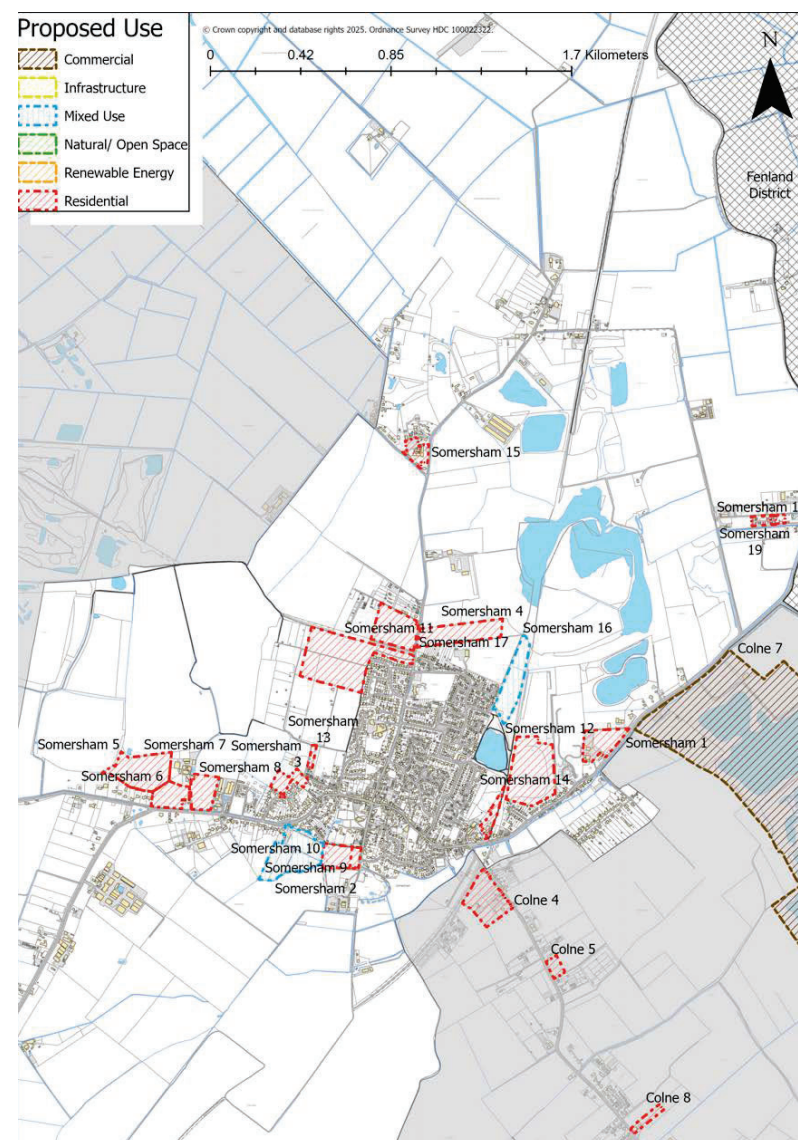
Updates after initial appraisal

26 Somersham

26.1 Five additional sites has been put forward through the Ongoing Call for Sites process. This is:

- Somersham 15: Parkhall Nursery & Garden Centre, Somersham
- Somersham 16: Land off Robert Avenue, Somersham
- Somersham 17: Land on the West Side of Parkhall Road, Somersham
- Somersham 18: Pitches 5 - 8 Land of Chatteris Road Somersham (Legacy Park)
- Somersham 19: Pitches 9 - 15 Land of Chatteris Road Somersham (Legacy Park)

26.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



26 Somersham

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Somersham 15: Parkhall Nursery & Garden Centre, Somersham

26.3 As identified in the LAA, the site is within 20m of Somersham Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the WMA. There could also be amenity impacts for future users of the site locating residential development in such close proximity to the WMA.

26.4 Therefore, a sustainability appraisal for the site has not been undertaken.

Somersham 16: Land off Robert Avenue, Somersham

As identified in the LAA, the site is within 25m of Somersham Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the WMA. There could also be amenity impacts for future users of the site locating residential development in such close proximity to the WMA.

26.5 Therefore, a sustainability appraisal for the site has not been undertaken.

Somersham 17: Land on the West Side of Parkhall Road, Somersham

As identified in the LAA, the site is within 20m of Somersham Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the WMA. There could also be amenity impacts for future users of the site locating residential development in such close proximity to the WMA.

26.6 Therefore, a sustainability appraisal for the site has not been undertaken.

Somersham 18: Pitches 5 - 8 Land of Chatteris Road Somersham (Legacy Park)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is previously developed with existing pitches and associated development on site. The submission seeks to make these permanent and retain their use.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to significantly impact the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	<p>The site is located outside of a water catchment area, the closest to the site is the Somersham WCA which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The majority of the site is located within flood zone 3a with a small part of the site in flood zone 2.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	It is wholly classified as being grade 2 agricultural land but the site is previously developed being in use for gypsy and traveller pitches.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural greenspace and has limited capacity for linkages to the strategic green infrastructure network.
SA6	Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is currently has four pitches on site located near to Somersham and forms part of a larger gypsy and traveller site. The site is enclosed from the wider landscape with fencing and trees which limits its impact on the flat landscape. The promoter seeks to make these pitches permanent.</p> <p>The permitted pitches had been made temporary due to the flood risk on the site so that the risks arising from being located here would be incurred for a strictly limited period of time. It will be through the Council's updated GTAA (Gypsy and Traveller Accommodation Assessment) what level of need there is for pitches and whether there are sites at lower risk of flooding available to accommodate the need.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is being proposed for the continuation of the existing land use for gypsy and traveller pitches on a permanent basis and potentially for further associated development over the next 10 years.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	-	<p>The site is beyond 5km of Ramsey town centre.</p> <p>It is beyond 800m of a local convenience shop.</p> <p>It is beyond 800m of a primary school.</p> <p>The site is beyond 800m of leisure and cultural facilities.</p>
	Minimise the distance people need to travel to access education facilities?	--	
	Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	Facilitate access to a range of employment opportunities?	--	<p>The site is beyond 5km of a town centre. It is within 5km of the West Newlands Industrial Estate Established Employment Area.</p> <p>Superfast broadband is available within the vicinity.</p>
	Be in a location with high quality digital infrastructure?	+	

26 Somersham

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is located beyond 5km of a railway station and is beyond 800m of a bus stop.</p> <p>There is no footpath connections to the site from Chatteris Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	--	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is already in use for pitches with the submission seeking to make these permanent. Further pitches and related development would be compatible with the current land use and surrounding land uses.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is currently in use for gypsy and traveller pitches. It is classified as grade 2 agricultural land but is previously developed. It is almost wholly within flood zone 3a making it at high risk. The site is remote from heritage and nature conservation designations. Considering the scale of development and that this is already in place the landscape impact is considered to be very low particularly as the site already has established fencing and vegetation enclosing it from the wider landscape. The site is remote from public transport, employment, leisure and cultural facilities as well as shops and services.

Updates after initial appraisal

Somersham 19: Pitches 9 - 15 Land of Chatteris Road Somersham (Legacy Park)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	<p>The site is not impacted by an air quality management area.</p> <p>The site is previously developed with existing pitches and associated development on site. The submission seeks to make these permanent and retain their use.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to significantly impact the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	The site is located outside of a water catchment area, the closest to the site is the Somersham WCA which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	--	The whole of the site is located within flood zone 3a.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	It is wholly classified as being grade 2 agricultural land but the site is previously developed being in use for gypsy and traveller pitches.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural greenspace and has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	<p>The site is currently has permission for seven pitches on site located near to Somersham and forms part of a larger gypsy and traveller site. The site is enclosed from the wider landscape with fencing and trees which limits its impact on the flat landscape. The promoter seeks to make these pitches permanent.</p> <p>The permitted pitches had been made temporary due to the flood risk on the site so that the risks arising from being located here would be incurred for a strictly limited period of time. It will be through the Council's updated GTAA (Gypsy and Traveller Accommodation Assessment) what level of need there is for pitches and whether there are sites at lower risk of flooding available to accommodate the need.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is being proposed for the continuation of the existing land use for gypsy and traveller pitches on a permanent basis and potentially for further associated development over the next 10 years.

26 Somersham

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is beyond 5km of Ramsey town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	It is beyond 800m of a local convenience shop.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	It is beyond 800m of a primary school. The site is beyond 800m of leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is beyond 5km of a town centre. It is within 5km of the West Newlands Industrial Estate Established Employment Area.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	Superfast broadband is available within the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is located beyond 5km of a railway station and is beyond 800m of a bus stop.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	--	There is no footpath connections to the site from Chatteris Road.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is already in use for pitches with the submission seeking to make these permanent. Further pitches and related development would be compatible with the current land use and surrounding land uses.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is currently in use for gypsy and traveller pitches. It is classified as grade 2 agricultural land but is previously developed. It is wholly within flood zone 3a making it at high risk. The site is remote from heritage and nature conservation designations. Considering the scale of development and that this is already in place the landscape impact is considered to be very low particularly as the site already has established fencing and vegetation enclosing it from the wider landscape. The site is remote from public transport, employment, leisure and cultural facilities as well as shops and services.

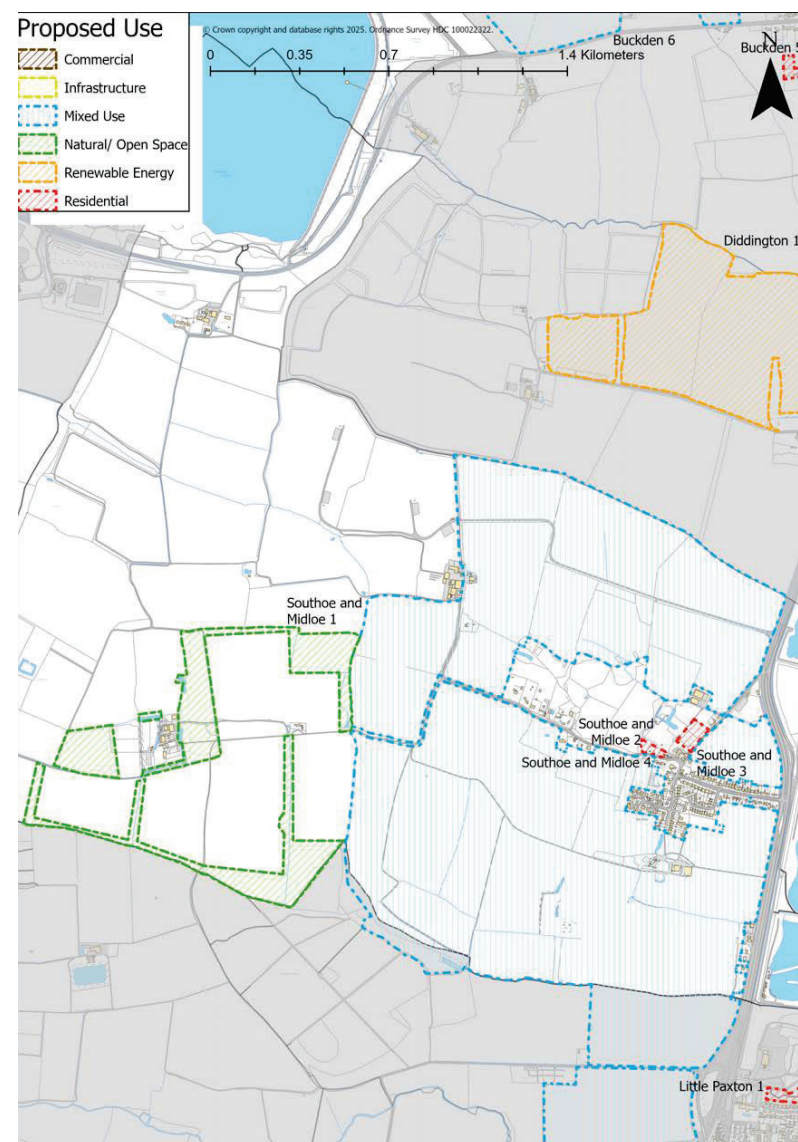
Updates after initial appraisal

27 Southoe and Midloe

27.1 Two additional sites has been put forward through the Ongoing Call for Sites process. This is:

- Southoe and Midloe 3: Land North West of Bell Lane, Southoe
- Southoe and Midloe 4: Land North of Rectory Lane, Southoe

27.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



27 Southoe and Midloe

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Southoe and Midloe 3: Land North West of Bell Lane, Southoe

27.3 As identified in the LAA, approximately half of the site is classified as being grade 1 agricultural land. Grade 1 is the highest quality and its loss is heavily resisted in the NPPF.

27.4 Therefore, a sustainability appraisal for the site has not been undertaken.

Southoe and Midloe 4: Land North of Rectory Lane, Southoe

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is wholly classified as greenfield land with some small scale agricultural structures on site. There is limited capacity to apply circular economy principles.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of flooding with climate change at 1 in 100
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	The site is in flood zone 1 with no recorded risk of surface water flooding
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land with only a few, small in scale, agricultural buildings within the site.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	--	The site is wholly classified as grade 2 agricultural land
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	The site is opposite a public park and playing fields, meeting Natural England's 'Doorstep Standard' for accessing natural green space. The proposal would unlikely contribute to enhancing or improvements linkages to the strategic green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is within close proximity (within 200m) to three County Wildlife Sites, namely Old Rectory Grasslands and Southoe Hill Pasture. It is sufficiently beyond the other designated nature assets
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is just outside the Great Ouse Valley Green Infrastructure Priority Area

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is situated on the north western edge of Southoe and Midloe accessed via a narrow road, Rectory Lane. Adjacent to the eastern side of the southern boundary and the eastern boundary are residential buildings meaning the site has some association with the built form. However, the northern and western boundary abuts greenfield land. The widest part of the site is located on the western side, development in this location would have a close association with the countryside and may potentially cause adverse impact to the landscape character of the area. Landscape buffering would be required to obscure views into the site from the north due to the existing boundary being completely open. Linear development or development on the eastern side may improve integration with the existing settlement. Surrounding the site there are buildings which have heritage significance including Church of St Leonard, the proposal would therefore need to be sensitive to this.</p> <p>Whilst the proposal of 6-9 homes is considered low density, the amount of development would be in keeping with the surrounding area. The density of residential development/ built structures is particularly sparse in this area of Southoe and Midloe Overall, to ensure the landscape and townscape character is protected and integration with surrounding heritage assets, the proposal would need to be effectively masterplanned.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The proposal would help meet the housing needs of the district
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from shops
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	There is a primary school in neighboring villages, in Buckden to the north and Little Paxton to the south, but they are beyond 1.5km from the site.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of St Leonards Church, a Village Hall and playing fields/ public park.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	The site is remote from employment opportunities
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	There are no public transport stops in the vicinity

27 Southoe and Midloe

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	There is a pavement along the High Street which is approximately 100m east of the site frontage. In addition, there is a public right of way opposite the site frontage.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential and BNG
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	Despite it's edge of village location and links to the countryside, the proposal is located such that it could be effectively masterplanned to integrate with the existing place and community. Improvements to Rectory Lane including connections to the wider active travel network would be required to ensure effective integration with Southoe village. In addition, preservation of established habitats, such as along the southern and western boundary would help preserve the rural character of the area.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are a number of listed buildings in close proximity to the site including St Leonards Church immediately south east. Hence, potential impact upon these heritage assets would need to be carefully considered to ensure minimal/ no adverse impact.

Summary of SA

The site is wholly greenfield, classified as grade 2 agricultural land. It is in flood zone 1 with no recorded risk of surface water flooding. The site has access to natural green space but it is within 200m of three County Wildlife Sites. The site is approximately 50m west of the Great Ouse Valley Green Infrastructure Priority Area. The development would need to be sensitive to the landscape and townscape character of the area considering it's strong relationship with the countryside and the surrounding designated heritage assets. Effective design could help overcome this challenge. It is located such that it could be integrated into the existing place and community. The site has limited accessibility to education facilities, shops, employment and public transport options. It is in close proximity to pavement within Midloe and surrounding PROWs. There are multiple listed buildings surrounding the site and therefore it is important the development does not cause adverse impact to the setting of these designated heritage assets.

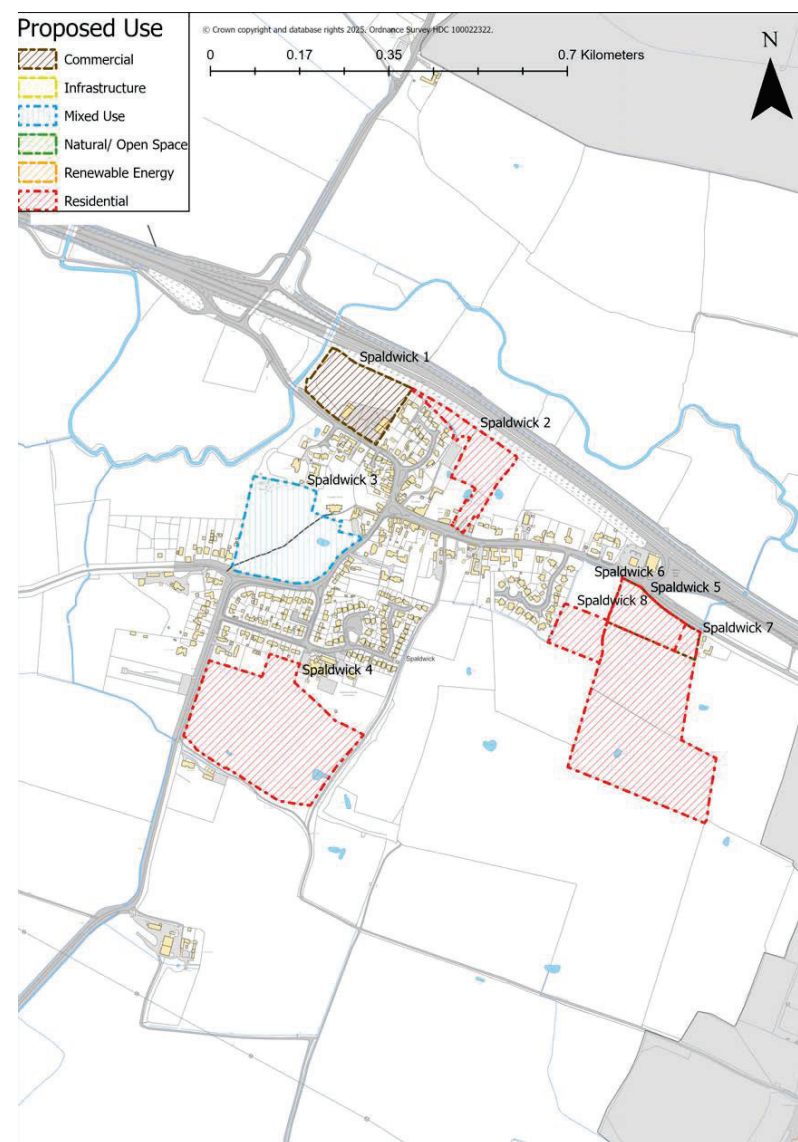
Updates after initial appraisal

28 Spaldwick

28.1 Four additional sites has been put forward through the Ongoing Call for Sites process. This is:

- Spaldwick 5: Land South of the A14, Spaldwick (modest employment)
- Spaldwick 6: Land South of the A14, Spaldwick (modest residential)
- Spaldwick 7: Land South of the A14, Spaldwick (larger scale residential)
- Spaldwick 8: Land to the South of High Street, Spaldwick

28.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



Spaldwick 5: Land South of the A14, Spaldwick (modest employment)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield meaning there is no opportunity for the reuse and recycling of existing land, materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is likely to be at limited risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1. There is very significant surface water flood risk on the eastern half and northern edge of the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as being grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located to the east of the existing built form, south of the A14 Spaldwick services. There is a field that separates the site from the existing residential development to the west but this field has planning permission for 15 homes so once

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			developed this site would adjoining the built form. The site has a rural feel and there is no footpath connection. The site could make an efficient use of land allowing for local business expansion or small scale local business opportunities.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The A14 is north of the site's northern boundary, which has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	The site is for non-residential uses and would therefore not contribute to housing needs.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre but it is adjacent to the Applegreen Spaldwick Services which includes a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities. However the site has the opportunity to provide at approximately 1.67 hectares of employment land.</p> <p>The site benefits from ultrafast broadband in the vicinity</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km from a train station and within 4500m of a bus stop located on Stow Road rated F+ on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is no existing pavement connection to the site but it is within 500m of a public right of way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	++	The site promoter has not stated the floorspace of potential commercial development on the site but it has the potential to support high or low density employment uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it can only be effectively masterplanned to become part of the existing place and community following the delivery of the adjacent residential permission to the west. Without this site being brought forward and completed, this site would not integrate as successfully and be somewhat detached from the built form.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is located within flood zone 1 but is at significant risk from surface water flooding. It is greenfield and grade 3 agricultural land. It is not constrained by nature conservation or heritage designations. It is in close proximity to the A14 so there could be some risk of increased levels of pollution impacting the site, the proposed scale of development is unlikely to result in pollution itself. The site is located to the east of the built form in within accessible distance to the services and facilities within Spaldwick, however there is no existing footpath connection. It is also not particularly well served by sustainable modes of transport such as train or bus. It has the potential to provide some modest employment development to the village which could be compatible with the adjacent non-residential uses in the A14 services.

Updates after initial appraisal

Spaldwick 6: Land South of the A14, Spaldwick (modest residential)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is not impacted by an air quality management area. The site is greenfield meaning there is no opportunity for the reuse and recycling of existing land, materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is likely to be at limited risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is wholly within flood zone 1. There is very significant surface water flood risk on the eastern half and northern edge of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as being grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located to the east of the existing built form, south of the A14 Spaldwick services. There is a field that separates the site from the existing residential development to the west but this field has planning permission for 15 homes so once developed this site would adjoining the built form. The site has a rural feel and there is no footpath connection. The site could make an efficient use of land allowing for a further modest residential expansion of the village.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The A14 is north of the site's northern boundary, which has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	<p>The site is beyond 5km of a town centre but it is adjacent to the Applegreen Spaldwick Services which includes a local convenience store.</p> <p>The site is about 800m from Spaldwick Community Primary School.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	

28 Spaldwick

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	<p>The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.</p> <p>The site benefits from ultrafast broadband in the vicinity</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km from a train station and within 4500m of a bus stop located on Stow Road rated F+ on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is no existing pavement connection to the site but it is within 500m of a public right of way.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it can only be effectively masterplanned to become part of the existing place and community following the delivery of the adjacent residential permission to the west. Without this site being brought forward and completed, this site would not integrate as successfully and be somewhat detached from the built form.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is located within flood zone 1 but is at significant risk from surface water flooding. It is greenfield and grade 3 agricultural land. It is not constrained by nature conservation or heritage designations. It is in close proximity to the A14 so there could be some risk of increased levels of pollution impacting the site, the proposed scale of development is unlikely to result in pollution itself. The site is located to the east of the built form in within accessible distance to the services and facilities within Spaldwick, however there is no existing footpath connection. It is also not particularly well served by sustainable modes of transport such as train or bus. It has the potential to provide a further modest residential expansion to the village. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

Updates after initial appraisal

Spaldwick 7: Land South of the A14, Spaldwick (larger scale residential)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield meaning there is no opportunity for the reuse and recycling of existing land, materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is likely to be at limited risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The northern third of the site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1. There is very significant surface water flood risk on the northern and north eastern edge.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as being grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	The site is located to the east of the existing built form, south of the A14 Spaldwick services. There is a field that separates the site from the existing residential development to the west but this field has planning permission for 15 homes so once developed this site would adjoining the built form. The site has a rural feel and there is no footpath connection. It extends away from the settlement into the open

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			countryside, development across the whole of the site could result in a significant expansion to the village and would result in harm to the character of the landscape and settlement. Development should be focused within the northern half of the site utilising the existing tree line that cut across the site to help overcome this.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The A14 is north of the site's northern boundary, which has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site would contribute to contribute to meeting the housing needs of the district
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is beyond 5km of a town centre but it is adjacent to the Applegreen Spaldwick Services which includes a local convenience store.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	The site is about 800m from Spaldwick Community Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	The site is beyond 5km from a train station and within 4500m of a bus stop located on Stow Road rated F+ on the Place-based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is no existing pavement connection to the site but a public right of way runs through the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it can only be effectively masterplanned to become part of the existing place and community following the delivery of the adjacent residential permission to the west. Without this site being brought forward and completed, this site would not integrate as successfully and be somewhat detached from the built form. Development should also be focused within the northern half of the site where it would relate better to the settlement and be more in keeping with the character of the area.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is located within flood zone 1 but is at significant risk from surface water flooding. It is greenfield and grade 3 agricultural land. It is not constrained by nature conservation or heritage designations. It is in close proximity to the A14 so there could be some risk of increased levels of pollution impacting the site, the proposed scale of development is unlikely to result in pollution itself. The site is located to the east of the built form in within accessible distance to the services and facilities within Spaldwick, however there is no existing footpath connection. It is also not particularly well served by sustainable modes of transport such as train or bus. It has the potential to provide a further modest residential expansion to the village but development across the whole of the site could result in greater landscape impact and also harm to the character of the area.

Updates after initial appraisal

28.3 Spaldwick 8: Land to the South of High Street, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield meaning there is no opportunity for the reuse and recycling of existing land, materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is likely to be at limited risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly within flood zone 1. There is some surface water flood risk on the eastern and western edges of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield and wholly classified as being grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	++	The site is located to the east of the existing built form, immediately adjoining a parcel of land to the north that has planning permission for 15 dwellings. Access is proposed from this development site. The proposed capacity for the site would make an efficient use of land while reflecting the character of the village and reflecting nearby developments. The site would require additional landscaping on its southern edge to enclose the site from wider landscape impact. The site could make an efficient use of land allowing for a further modest residential expansion of the village.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The A14 is to the north which has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	<p>The site is beyond 5km of a town centre but it is adjacent to the Applegreen Spaldwick Services which includes a local convenience store.</p> <p>The site is about 800m from Spaldwick Community Primary School.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	-	<p>The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.</p> <p>The site benefits from ultrafast broadband in the vicinity</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is beyond 5km from a train station and within 4500m of a bus stop located on Stow Road rated F+ on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is no existing pavement connection to the site but but there is a public right of way which runs through the site providing a connection to High Street via the northern development site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it can only be effectively masterplanned to become part of the existing place and community following the delivery of the northern parcel but in the event that that is delivered the site could become part of the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is located within flood zone 1 but is at significant risk from surface water flooding. It is greenfield and grade 3 agricultural land. It is not constrained by nature conservation or heritage designations. It is in close proximity to the A14 so there could be some risk of increased levels of pollution impacting the site, the proposed scale of development is unlikely to result in pollution itself. The site is located to the east of the built form in within accessible distance to the services and facilities within Spaldwick, however a connection would be required through the permitted development to the north. It is also not particularly well served by sustainable modes of transport such as train or bus. It has the potential to provide a further modest residential expansion to the village. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

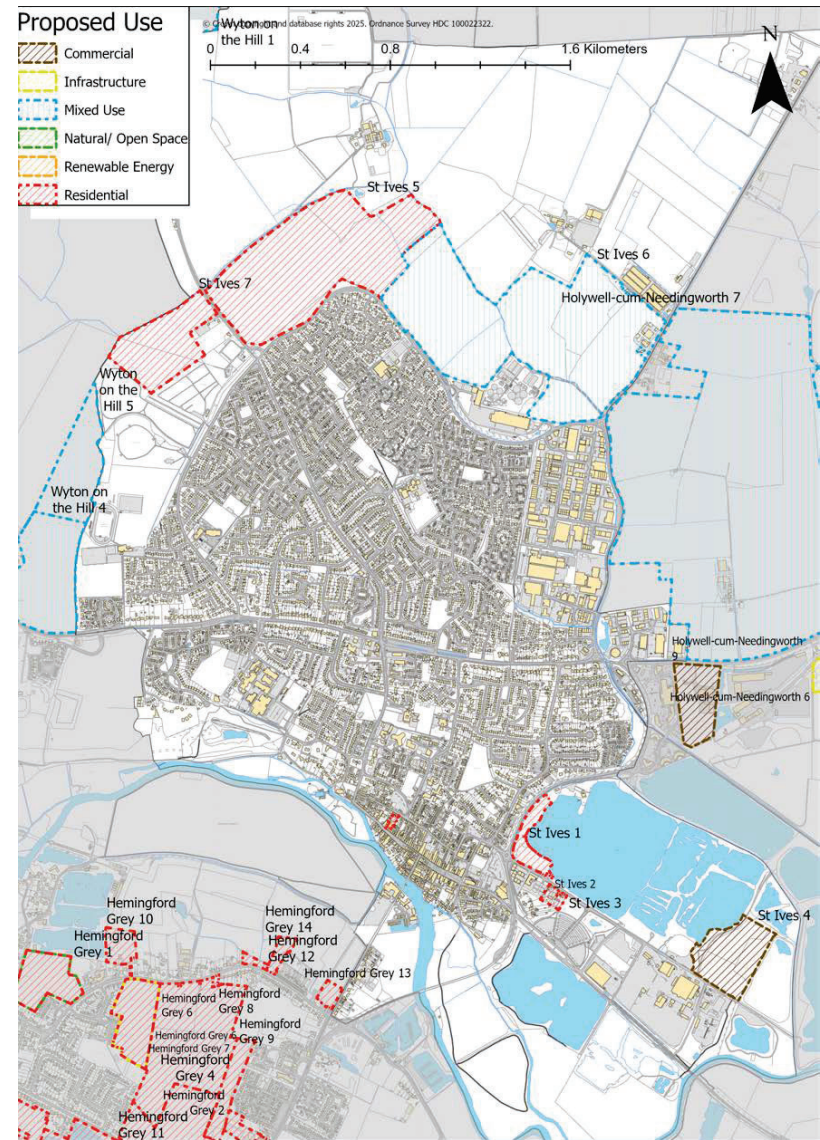
Updates after initial appraisal

29 St Ives

29.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- St Ives 8: Land at 34 The Broadway, St Ives

29.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



St Ives 8: Land at 34 The Broadway, St Ives

29.3 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

29.4 Therefore, a sustainability appraisal for the site has not been undertaken.

30 St Neots

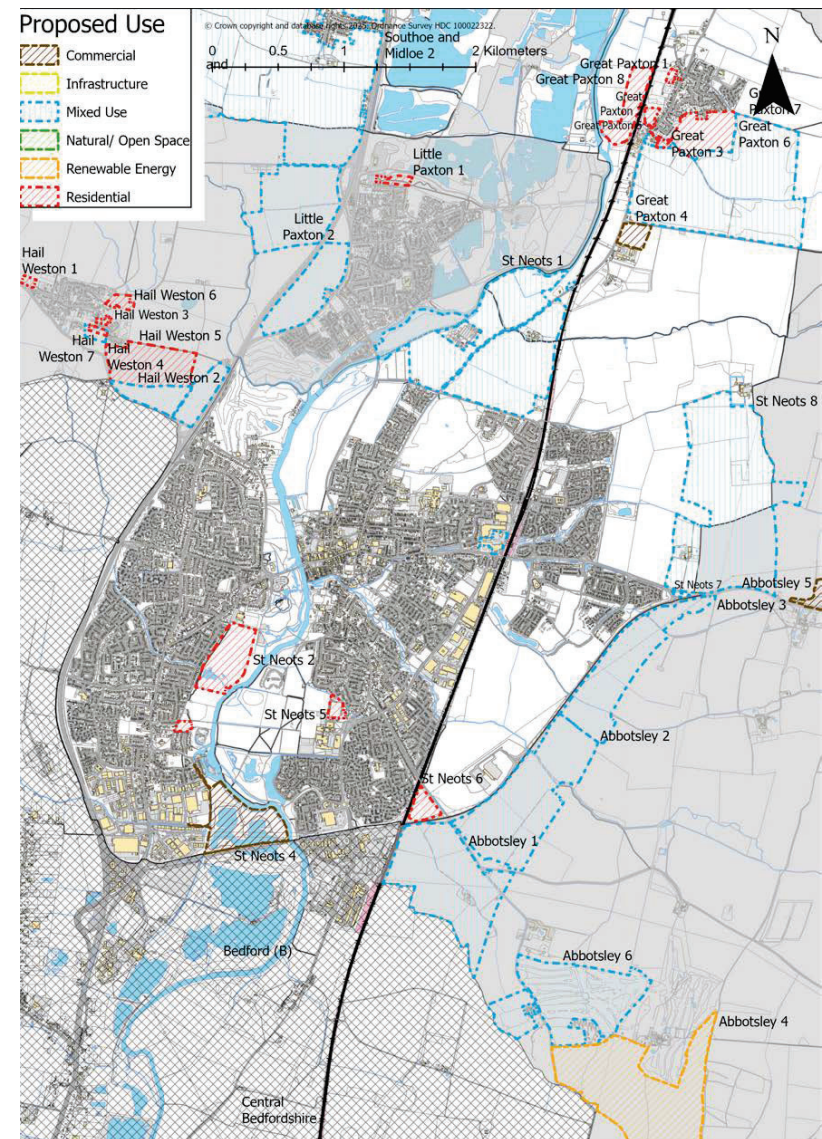
Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

30 St Neots

30.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- St Neots 9: Land at Station Road, St Neots

30.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



St Neots 9: Land at Station Road, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is previously developed with several large commercial structures on site meaning that the development will reuse land and has the potential to reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	++	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to be between 20% and 50% of the site area.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	<p>The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 0.45ha of the site (about 20%) is within flood zone 3b. Approximately 0.77ha is within flood zone 2 (about 35%). This leaves only 0.92ha of the site (some 45%) within flood zone 1. There is also the risk from surface water flooding across the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	++	The site is wholly previously developed land and classified as being urban land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	++	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is within 1 km of a 10 ha area of natural green space. The site promoter has put the site forward for up to 200 new homes alongside retail and commercial uses (floorspace TBC), however due to the level of flood risk on the site this may not be achievable.</p> <p>It has limited capacity for linkages to the existing strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	-	<p>The site is located within St Neots. It currently is in industrial use with several large industrial and commercial buildings on site. It is surrounded by a mix of residential development to the south and west, commercial development to the north and Station Road and the railway line to the east.</p> <p>It forms part of the Station Road Industrial Area Established Employment Area. It is being promoted for a residential led redevelopment which could have a significant impact on the functionality of the wider employment area.</p> <p>It is unclear from the site submission whether demolition of all buildings will be required or whether some could be retained and potentially modernised for the proposed retail and commercial uses. The site promoter has promoted the 2ha site for up to 200 homes which is very high density considering it is not within the town centre. Additionally, the developable area of the site may have to be significantly reduced if the flood risk cannot be overcome on the site for residential development, instead focused in the northern half of the site which may make integration and compatibility of residential development with neighbouring commercial uses more challenging. Reducing the netdevelopable area will likely impact the capacity for the site and potential viability of redeveloping it.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	To the east of the site is the East Coast Mainline Railway increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site promoter has put the site forward for up to 200 new homes alongside retail and commercial uses (floorspace TBC). This could include a wide range of house types, sizes and tenures, however due to the level of flood risk on the site this may not be achievable.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is within 1.5km of St Neots town centre. It is within walking distance to several local convenience shops including being adjacent to a SPAR and also about 1km from Lidl on Cambridge Road.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	++	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	<p>It is about 500m from Wintringham Primary Academy and also within 1km of St Marys Church of England Primary Academy and Priory Junior School.</p> <p>The site is 600m of St Neots Evangelical Church. It is just beyond 800m of the many leisure and cultural facilities within St Neots. It is about 900m from St Neots Town Football Club and within 1.5km of the town centre, museum, library and public halls and places of worship.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	<p>The site is located within the Station Road Industrial Area Established Employment Area (EEA). It is intended to deliver a residential led redevelopment of the site, the site promoter has stated that there may be some retail and commercial uses but no floorspace has been provided at this stage, nor is there a firm commitment. Therefore, there could be a loss of over 2 hectares of employment land within an EEA. The site is also within 1km of Longsands Academy, 1.5km of St Neots town centre and approximately 2km from Ernulf Academy for secondary education.</p> <p>The site benefits from ultrafast broadband in the vicinity</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	++	<p>The site is within 500m of St Neots train station and also within 800m of several bus stops. The highest rated ones being on Cambridge Road and at the train station which is rated as being B- on the Place based carbon calculator.</p> <p>There are footpaths on Station Road and Cambridge Road which run along the site's southern and eastern edges.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	-	<p>The proposal could result in a loss of over 2 hectares of employment land within an EEA.</p>
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	<p>The site promoter notes that there could be potential for retail provided to support residential development, but there is no firm commitment</p>
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	<p>The redevelopment of this commercial site for a residential led scheme could fundamentally impact the EEA but it would also regenerate previously developed land. The site is highly constrained by fluvial flood risk which may impact where residential development can be located. The wider site is adjacent to residential development to the south and west offering some opportunity for integration, however if development were focused within the part of the site within flood zone 1, integration is harder achieve. Additionally, residential development here may not be compatible with the neighbouring commercial uses to the north. Mitigation on the impact on pollution levels will also be required given the site's proximity to the railway.</p>
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	<p>There are no designated heritage assets on site or nearby.</p>

Summary of SA

The site is highly constrained by fluvial and surface water flooding. It is classified as urban and consisting of previously developed commercial land. It is located within St Neots adjacent to the East Coast Mainline Railway which could give rise to increased levels of pollution. It is not constrained by nature conservation or heritage designations. It is located in a sustainable location in terms of access to public transport, educational facilities, town centre facilities and leisure and cultural options within St Neots. The site is in close proximity to employment opportunities, however it's redevelopment could result in the loss of some 2ha of commercial land within an established employment area. The proposed density of the scheme is very high and may have to be reduced in order to relate to its surrounding context.

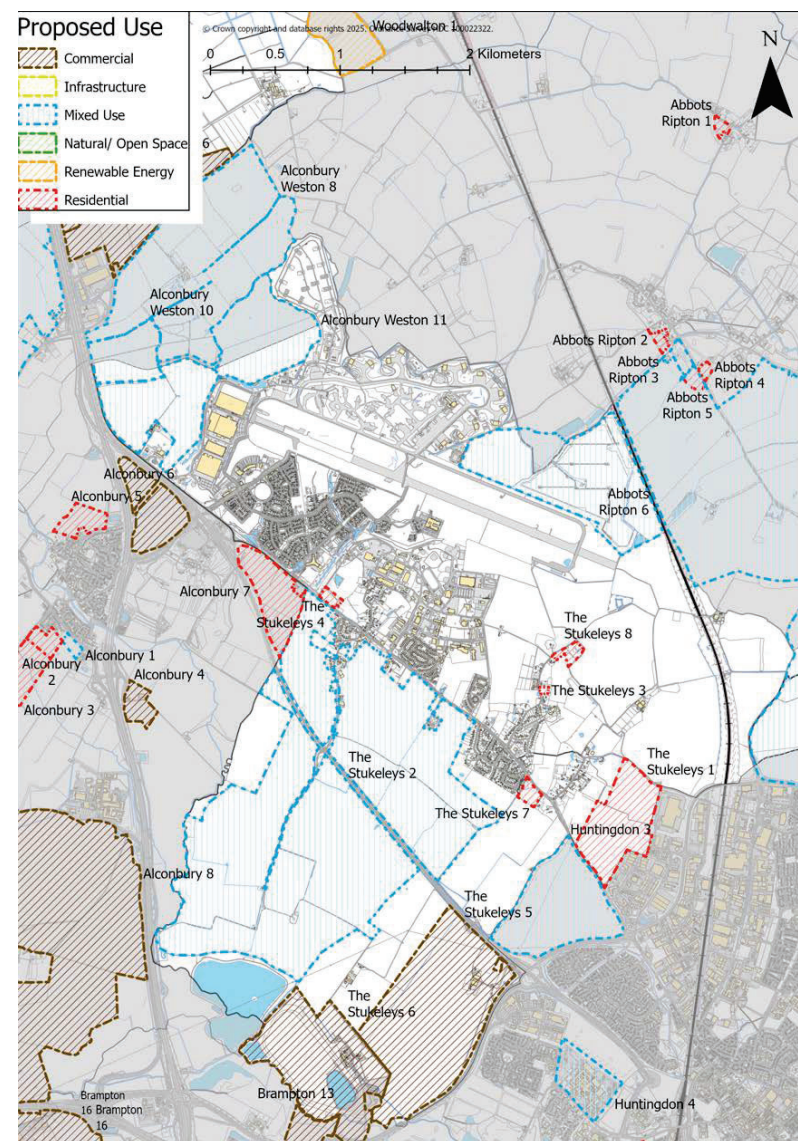
Updates after initial appraisal

31 The Stukeleys

31.1 Two additional sites has been put forward through the Ongoing Call for Sites process. This is:

- The Stukeleys 7: Millers' Land, Great Stukeley
- The Stukeleys 8: Heron Shore, Land South of Owl End, Great Stukeley

31.2 Please note the following map shows the additional sites and all the other sites put forward within the parish for context.



31 The Stukeleys

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

The Stukeleys 7: Millers' Land, Great Stukeley

31.3 As identified in the LAA the site is not suitable for development due to its status in The Stukeleys Neighbourhood Plan as a protected settlement break.

31.4 Therefore a sustainability appraisal of the site has not been undertaken.

The Stukeleys 8: Heron Shore, Land South of Owl End, Great Stukeley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	<p>The site abuts the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>100% of the site in flood zone 1 and less than 20% risk of surface water flooding</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	<p>The site is wholly greenfield land</p> <p>Approximately half of the site is classified as grade 3 agricultural land and half grade 2.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	--	<p>The site is within 900m of Great Stukeley Railway Cutting SSSI with active travel links to it via a Bridleway, which could increase recreational impact on the area.</p> <p>The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. The site is located in the northern extent of Owl End where development is more dispersed, interrupted with green breaks and characterised by more linear frontage residential development. Trees and hedgerow line the western boundary and are present from within the site. The site is not well related to the main area of Great Stukeley. The site is more related to a countryside setting where the land currently acts a break between the strategic allocation and settlement of Great Stukeley therefore landscape impact and impact on the setting of Great Stukeley may be significant. The landowner has not suggested an proposed number of properties.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	++	The site is approximately 4.5km from Huntingdon town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	The site is approximately 3.4km from Stukeley Meadows Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	The site is within 800m of local allotments.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	++	The site is within 5km of multiple concentrations of employment including Ermine and Hinchbrook Business Park and Stukeley Meadows Industrial Estate.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	The site is within 5km of a train station, but not 800m of a bus stop.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	A bridleway runs along the north western boundary and a public right of way connects to the site heading north.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.

31 The Stukeleys

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. The site is located where development is more dispersed, creating a transition to the countryside. The site is not well related to the main area of Great Stukeley making it difficult to be effectively masterplanned into the existing area. Development of the site could join the strategic allocation SEL 1.1 with the village creating more contiguous development affecting the character of the village.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	The site is less than 350 m from Scheduled Monument 'Moated site in Prestley Wood, 800m north east of Cartwright's Farm'. The site proposal would be required to assess, mitigation, integration and / or impact of nearby heritage assets.

Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present. The site is wholly greenfield land with half of the site grade 3 and the other grade 2 agricultural land. The site could contribute to meeting the housing needs of the district. The site promoter has not proposed an exact number of homes to be delivered.

The site is approximately 4.5km from Huntingdon town centre, 3.4km from Stukeley Meadows Primary School and within 800m of local allotments. The site is within 5km of multiple concentrations of employment including Ermine and Hinchbrook Business Park and Stukeley Meadows Industrial Estate which could provide employment opportunities. The site has no access to a bus stop, but is within 5km of a railway station. The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network. There is a potential that increase development could impact a nearby scheduled monument and SSSI.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is located where development is more dispersed, creating a transition to the countryside. The site is not well related to the main area of Great Stukeley making it difficult to be effectively masterplanned into the existing area. Development of the site could join the strategic allocation SEL 1.1 with the village creating more contiguous development impacting the character of the village. The site is more related to a countryside landscape impact and impact on the setting of Great Stukeley may be significant. It is considered that the site is not appropriate for development.

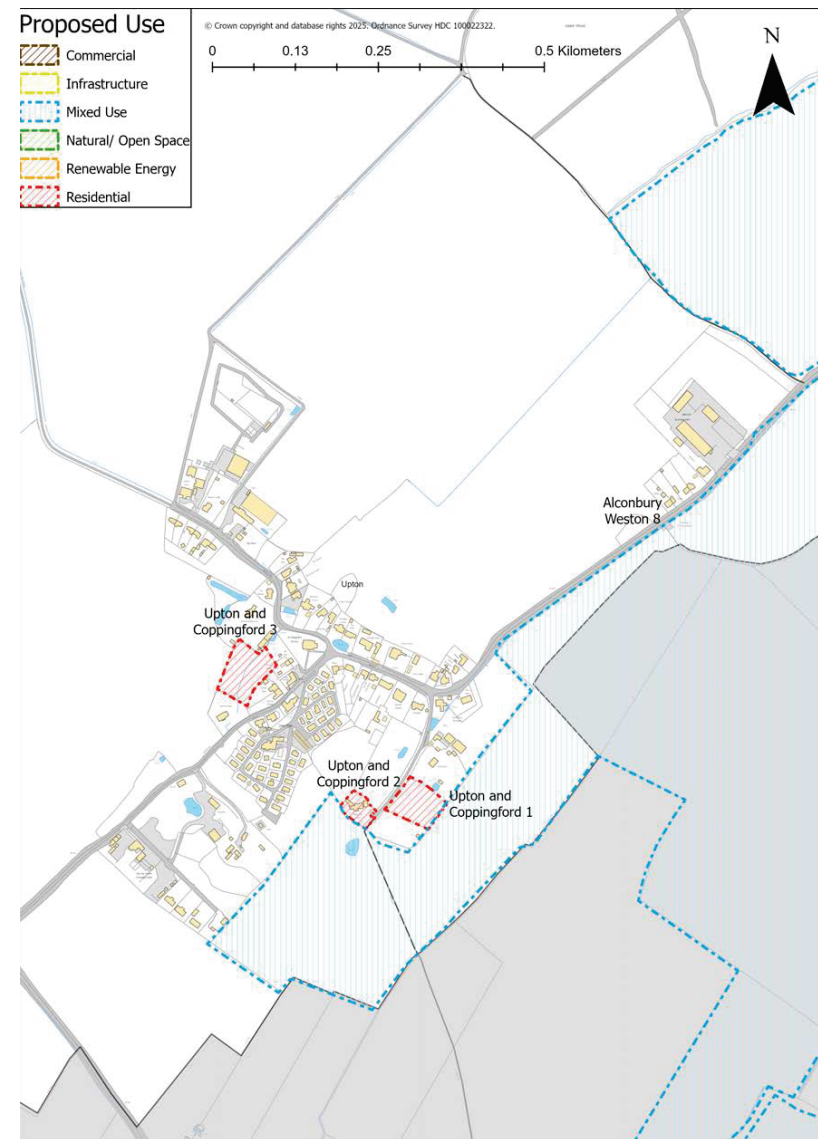
Updates after initial appraisal

32 Upton and Coppingford

32.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Upton and Coppingford 3: Land at Christ's College Farm, Upton

32.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



32 Upton and Coppingford

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Upton and Coppingford 3: Land at Christ's College Farm, Upton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield and offers no opportunity for the reuse and recycling of existing land, materials or buildings.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is near to Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, but is at risk of some surface water flooding as a drain runs through the site.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is wholly greenfield land and classified as being grade 3 agricultural land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from the designated nature assets, it is about 300m from Coppingford Lane CWS.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	~	The site is located on the western edge of Upton and forms part of a large residential curtilage of the listed Christs Church Farm. It adjoins residential development to the north, south and east so has a closer relationship with the settlement than with the countryside. In depth development will impact the character of the site and is less characteristic.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter proposes between 2 and 8 homes or a development providing between 2 and 10 bed spaces. Mitigation of heritage and landscape impacts will be critical in shaping the potential capacity for the site. Additionally the drain that runs through the site may shape where development can be located.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is less than 1ha in size and the landowners seeks to use an SME to complete the development.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	<p>The site is beyond 5km of a town centre. It is beyond 800m of a local convenience store and there is none within the village. It is more than 2.5km from a freestanding supermarket.</p> <p>The site is in a village that does not have a primary school and is of insufficient capacity to provide a school on site</p> <p>The site is within 800m of a village hall and St Margaret's Church.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	--	<p>The site is beyond 1.5 km of Crossways Distribution Centre and beyond 5km of Alconbury Enterprise Zone. The site is therefore not immediately accessible to a range of employment opportunities.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	<p>The site is beyond 5km from a train station and within 800m of a bus stop located on Stow Road rated F on the place based carbon calculator meaning there is an extremely low frequency service.</p> <p>There is no pavement in the vicinity of the site, there is no public right of way that could directly connect the site.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	-	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal does not include employment, commercial or tourism uses.

32 Upton and Coppingford

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	It is located such that it can be effectively masterplanned to become part of the existing place and community subject to heritage and access constraints being overcome.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designation on site, however it forms part of the residential curtilage of the grade II listed Christs College Farm and is also within the setting of the grade II* Church Of St Margarets. Heritage impact will be a key constraint to development and will require careful masterplanning.

Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land and forms part of a large residential curtilage. The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders. The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space and has limited capacity to enhance the existing blue or green infrastructure network. It could have an impact on designated heritage assets which will require masterplanning and mitigation. The site is located on western edge of Upton on garden land. It adjoins residential development on three sides. The proposed density of the site would be in keeping with the village and the site would require some landscaping to address the relationship to the open countryside and residential properties.

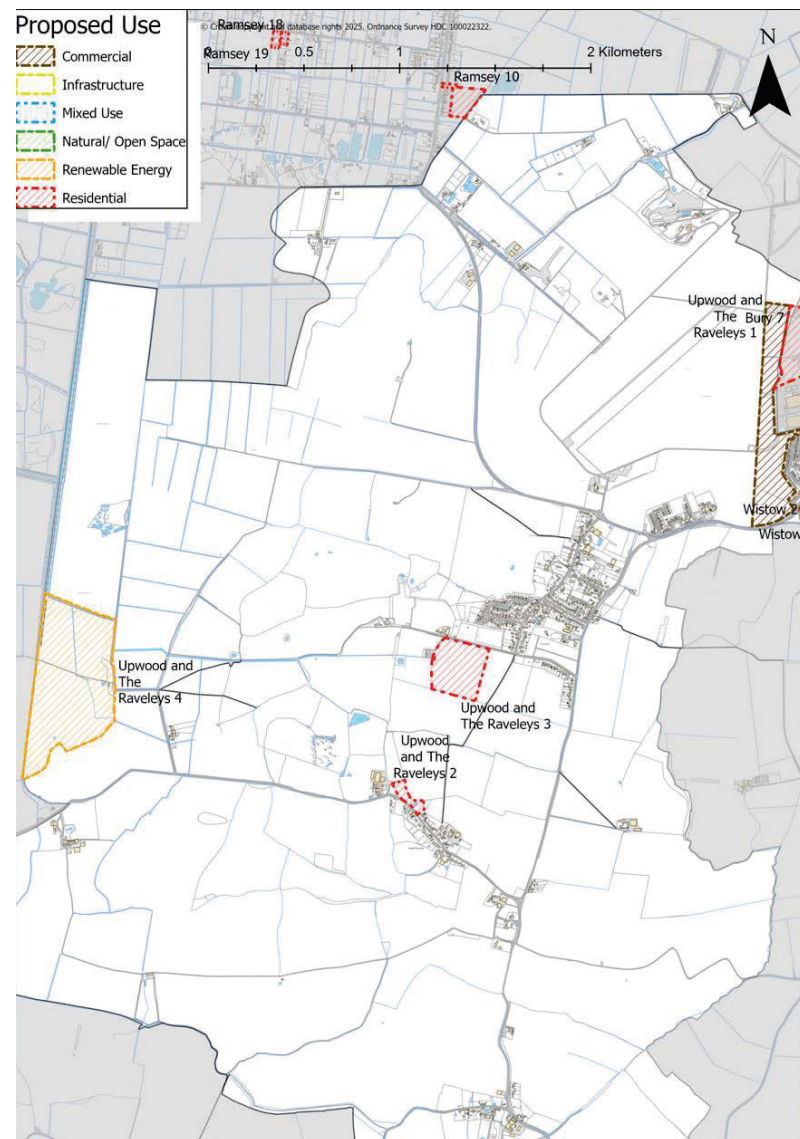
Updates after initial appraisal

33 Upwood and The Raveleys

33.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Upwood and The Raveleys 4: Finlays Bridge, Northwest of Great Raveley

33.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



33 Upwood and The Raveleys

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

Upwood and The Raveleys 4: Finlays Bridge, Northwest of Great Raveley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	++	The proposed use for the site is a solar farm.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is a greenfield site. There is no potential to reuse some materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is entirely for renewable energy generation.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is located outside of a water recycling area catchment. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	Almost all of the northern half of the site is located within flood zones 2 and 3a. In this half of the site there is also substantial risk from surface water flooding.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	Two thirds of the site is classified as being grade 3 agricultural land whereas the northern third is classified as grade 2. The site is greenfield land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	+	<p>The site is remote from natural green space.</p> <p>The Great Fen partially falls within the site area and a public right of way runs centrally across the site so there is some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site is approximately 650m from Woodwalton Fen NNR/SSSI and the Great Fen partially falls within the site area.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is partially located within the Great Fen which is one of Natural Cambridgeshire's Priority Landscapes so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is located in open countryside is sensitively located in terms of nature conservation designations and projects as the Great Fen partially falls within the site and Woodwalton Fen NNS/SSSI is about 650m to the north west. As a result, it is likely to support similar species to those present in these protected sites and development on the site could impact the nature conservation objectives of the Great Fen. Solar panels on the site may result in less significant landscape impact depending on their height from the ground, development would likely need to be focused on the

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			southern half of the site where it is within flood zone 1. The impact of installing and maintaining infrastructure on the site on nature conservation designations will require investigation as would the impact of potential flooding. The proposed scale of the solar farm is significant being some 30ha which means additional landscaping will be required as well as enhanced opportunities for the integration of biodiversity net gain opportunities. To assess this impact a landscape and visual impact assessment should accompany any application.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	Even though the site is located along the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Renewable energy provision will not contribute towards housing supply.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	N	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	N	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	N	The proposed use is for a solar farm so access to employment centres is not relevant
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	-	Standard broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is over 5km from a railway station and is beyond 800m of a bus stop.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	++	There is no footpath access to the site but a public right of way runs centrally across the site.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposed use of the site is as a solar farm so will not create new or enhanced employment or tourist facilities and opportunities.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

33 Upwood and The Raveleys

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located in the open countryside partially within the Great Fen, therefore consultation will be required to determine if a solar farm here would undermine the nature conservation objectives of the Great Fen and be successfully integrated within the wider landscape.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site has been put forward for a solar farm. It is a fairly large site being some 30ha located in a sensitive location within the Great Fen and flat Fenland landscape. It is located in the open countryside meaning the impact on existing communities is limited but the impact on the landscape could be more significant, however landscape and ecological assessments will be required and there could be opportunities to incorporate biodiversity net gain opportunities. It is largely within flood zone 1 but does have an increased risk of fluvial flood risk in the northern part of the site. Development could have a significant impact on the nature conservation objectives of the Great fen and may impact the nearby Woodwalton NNR/SSSI.

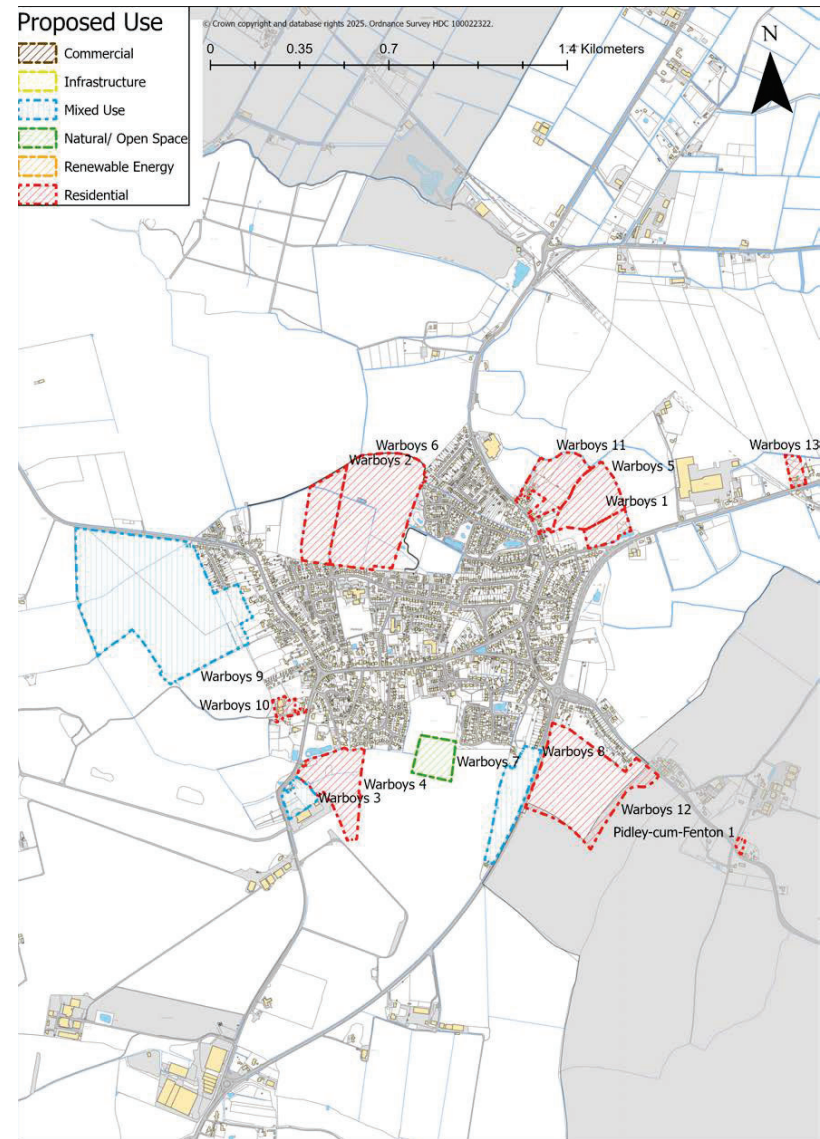
Updates after initial appraisal

34 Warboys

34.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Warboys 13: Cromwell House, Land north of Heath Road, Warboys

34.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



Warboys 13: Cromwell House, Land north of Heath Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	There are built structures to the south of the site but it is unclear whether they will be cleared to accommodate the development. If removed, the development could support circular economy principles via the recycling and reuse of materials.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure? 	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The site is in flood zone 1 with some risk of surface water flooding
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	-	There is previously developed land to the south of the site but it is unclear whether they will be cleared to accommodate the development or the business will stay in use. The site is wholly grade 3 agricultural land
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from natural green space according to Natural England's standards and unlikely to contribute to enhancing or improving linkages between the green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	The site is sufficiently remote from the designated nature assets
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	The site is outside an area of strategic focus for green infrastructure and the development will likely involve the removal of established vegetation causing disruption to existing habitats.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is located to the north east of Warboys, accessible via Heath Road (A141). It is removed from and does not relate well to the main settlement of Warboys and therefore has a close relationship with the countryside. That said, immediately east and south of the site situate a few residential properties and approximately 200m west is a relatively large industrial site. Whilst established vegetation wholly borders the site mitigating potential landscape impact, further assessment will be required due to it's prominence into the countryside and flat and open agricultural fields to the

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			north. Whilst the scale of the proposal is low (9 homes) it would be out of character with the existing townscape due to being, as mentioned, far removed from the main settlement.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site fronts onto the A141 so the could be subject to noise pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	-	The site is remote from a supermarket, local convenience store and town centre.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is within 1.5km of a primary school.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	-	The site is remote from culture and leisure facilities within Warboys
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	The site is within 5km of Warboys Airfield Industrial Estate, an established employment area.
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	+	The site benefits from superfast broadband in the vicinity
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	--	The site is beyond 800m from a bus stop.
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	--	The site is remote from active travel infrastructure. No pavement exists along the frontage of the site and is beyond 1km from a public right of way.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential use.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it would be difficult to integrate the site with the existing place and community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets in close proximity to the site.

Summary of SA

The site is in flood zone 1 with some surface water flooding risk to the north of the site. It is classified as grade 3 agricultural land. The indicators show the site is relatively unsustainable, remote from culture and leisure facilities, active travel and green infrastructure and shops. Due to the location of the site it relates very closely to the countryside and would be difficult to integrate the site with the existing place and community. However, the site is sufficiently remote from designated nature and heritage assets.

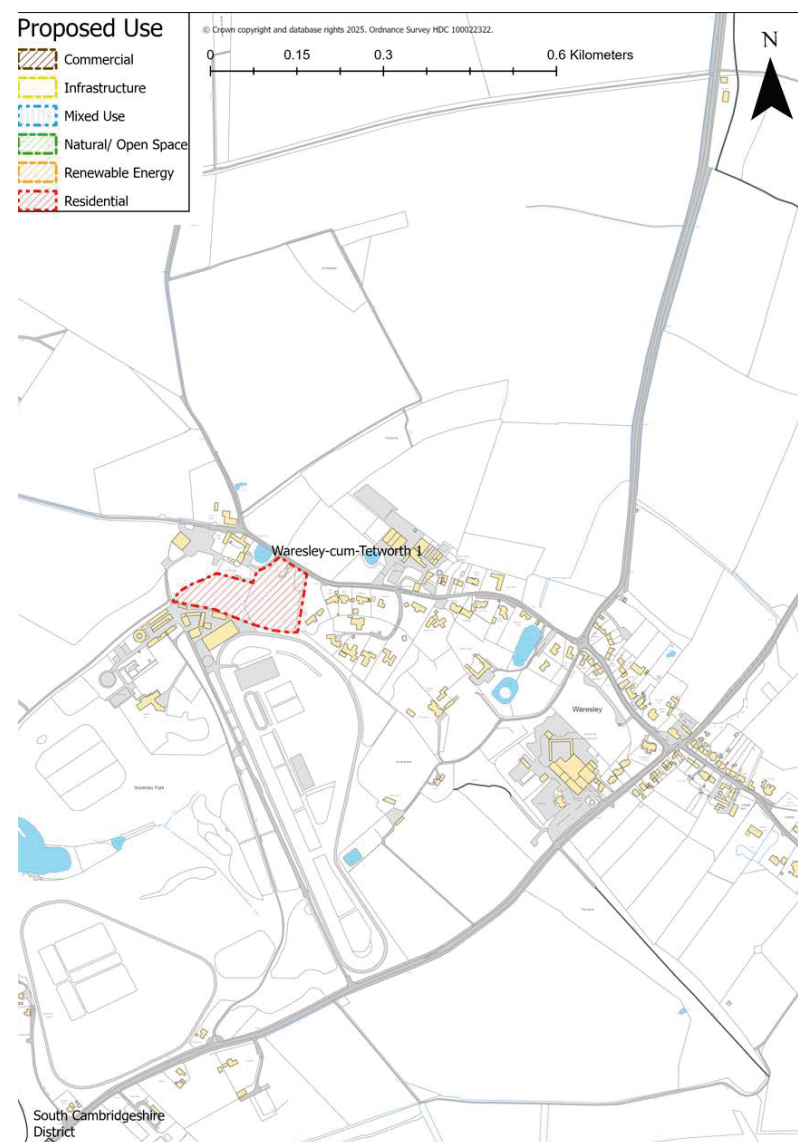
Updates after initial appraisal

35 Waresley-cum-Tetworth

35.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Waresley-cum-Tetworth 1: Land between the West Lodge and Home Farm, Waresley

35.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



Waresley-cum-Tetworth 1: Land between the West Lodge and Home Farm, Waresley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield with no existing buildings so it will not reuse buildings or materials.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	-	<p>The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts .</p> <p>The site is wholly located within flood zone 1 with no recorded risk form surface water flooding.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	++	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is greenfield grade 3 agricultural land but has been demonstrated through a planning decision that it is in residential use.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from natural greenspace but does already include 0.66ha of wooded area. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	++	<p>The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	-	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site consists of two distinct areas, the western part is wooded with trackways and amenity space, the eastern part is much more open and used as grassed amenity space. As such built development should only be provided on the eastern part of the site as this would avoid the loss of trees in a conservation area and limit the impact on development on surrounding character. All of its edges are heavily vegetated apart from its northern edge where it fronts onto Manor Farm Road. It relates well to the settlement as it is located between the residential properties of West Lodge (to the

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>east) and Home Farm (to the west), with it wrapping around the southern boundary of Home Farm. Waresley Stud Park to the south of the site has various commercial and equestrian buildings.</p> <p>The site promoter has put the site forward for 5 self and custom build plots, taking into account that the eastern part of the site consists of some 1ha of land, this is very low density but would be in keeping with surrounding densities.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	++	The site is promoted for self and custom build housing. The whole of the site is more than 1ha in size, however the area of the site where development would be focused (the grassed amenity area) is about 1ha in size.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	<p>The closest town centre is St Neots which is around 11kms from the site. Waresley does not have a local convenience shop but there is Waresley Park Garden Centre which does provide an option for some food shopping, this is about 950m from the site.</p> <p>There is no primary school within the village, closest being in the nearby village of Great Gransden which is in excess of 800m.</p> <p>The site is within 800m of a village hall, Church of St James The Great and a cricket pitch.</p>
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	--	
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	+	
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is within 5kms of the Sand Road and Hardwicke Road Industrial Estates.</p> <p>Ultrafast broadband is available in the immediate vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	-	<p>The site is located around 11kms from St Neots railway station. The site is within 800m of a bus service.</p> <p>There is no exiting footpath along Manor Farm Road.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	--	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.

35 Waresley-cum-Tetworth

Huntingdonshire District Council | Sustainability Appraisal of sites submitted 1 Aug 2024 - 31 Jan 2025

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is located such that it could be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	It is wholly located within a conservation area and there is the the grade II listed Home Farm immediately to the north of the site.

Summary of SA

The site is not constrained by flood risk or by nature conservation designations. It is however located within a conservation area am within the setting of a grade II listed building. It has good accessibility to local services and facilities as well as employment opportunities, primary education and transport within nearby settlements such as Great Gransden and St Neots. It is located within the built form of Waresley, as such development would relate well to the settlement and could to be integrated with the existing place and community. Development should however be focused on the open grassed area to retain the existing trees and woodland habitat on site.

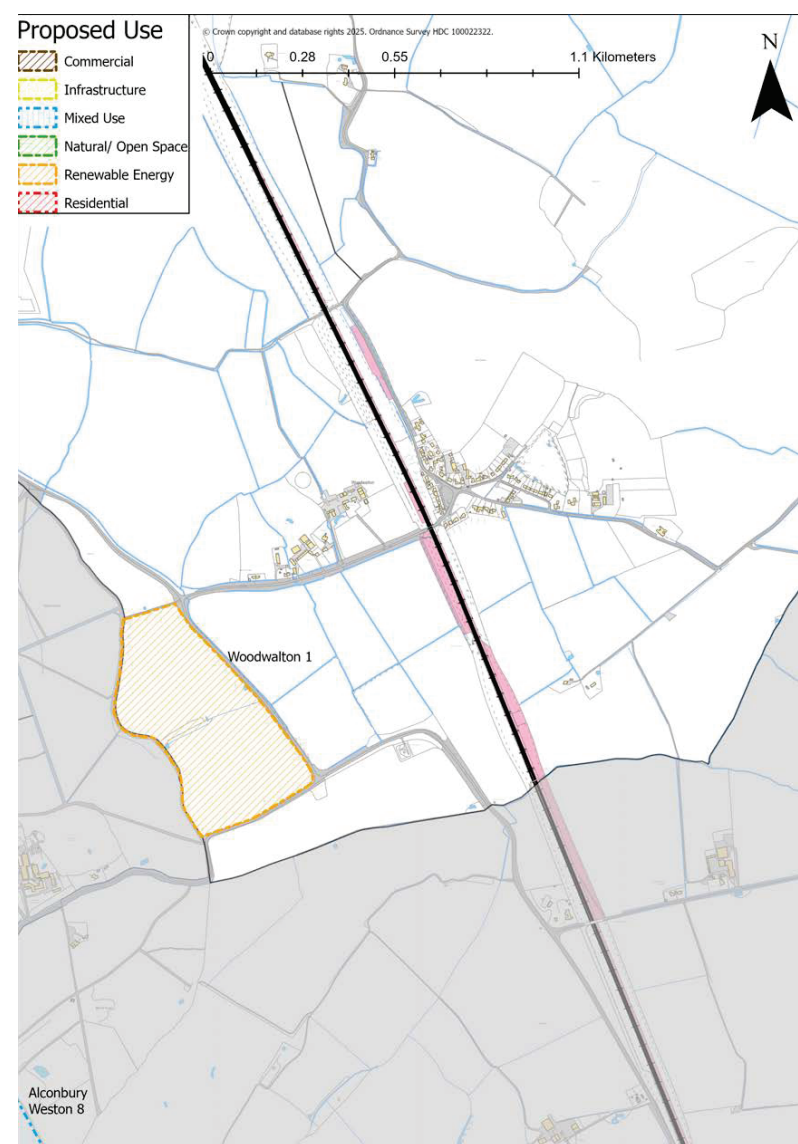
Updates after initial appraisal

36 Woodwalton

36.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Woodwalton 1: Land southeast of Monks Wood, Southwest of Woodwalton

36.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



Woodwalton 1: Land southeast of Monks Wood, Southwest of Woodwalton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	++	The proposed use for the site is a solar farm.
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	-	The site is a greenfield site. There is no potential to reuse some materials or buildings.
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	++	The site is entirely for renewable energy generation.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	The site is located outside of a water recycling area catchments. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development.
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	+	The vast majority of the site is within flood zone 1, a small amount of the north western edge of the site is within flood zone 3b. There are some channels of surface water flood risk within the northern half of the site.
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	--	The site is mostly classified as grade 3 agricultural land, with only its western edge being classified as being non-agricultural. The site is greenfield land.
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	++	<p>The site is within 200m of a 0.5ha area of greenspace, within 300m of a 2ha area and also 1km of a 10ha area of natural green space.</p> <p>It is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas so has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	The site adjoins Monks Wood SSI/NNR and ancient woodland.
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it adjoins Monks Wood SSSI/NNR and ancient woodland so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	+	The site is detached from the main built form of Woodwalton and adjoins Monks Wood. As such it relates much more closely with the open countryside than the settlement. The southern part of the site is some 25m higher than the northern edge providing a significant slope to the site which enhances opportunities for solar panels.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			It is sensitively located as it adjoins Monks Wood SSSI/NNR and ancient woodland and is within the landscape and visual setting of the Great Fen. Trees and vegetation from which forms a strong northern and western boundary to the site. Its boundaries are open to the south and east but considering the proposed use of solar panes, the impact is considered to be less significant in landscape terms. The proposed scale of the solar farm is substantial being some 21ha also promotes opportunities for the integration of biodiversity net gain opportunities within the site in association with the solar panels. This could support species also found within Monks Wood. To assess this impact a landscape and visual impact assessment should accompany any application as well as detailed ecological work.
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	+	Even though the site is located near to the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	N	Renewable energy provision will not contribute towards housing supply.
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	Minimise the distance people need to travel to access education facilities?	N	
	Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	Facilitate access to a range of employment opportunities?	N	The proposed use is for a solar farm so access to employment centres is not relevant
	Be in a location with high quality digital infrastructure?	-	
SA12	Benefit from access to public transport infrastructure?	--	The site is over 5km from Huntingdon railway station and is beyond 800m of a bus stop. There is no footpath access to the site and no public right of way that runs directly to the site.
	Benefit from access to active travel infrastructure for practical and social activities?	-	
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposed use of the site is as a solar farm so will not create new or enhanced employment or tourist facilities and opportunities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	+	The site is detached from the main built form of Woodwalton and adjoins Monks Wood. As such the site relates much more closely with the open countryside. With landscaping it maybe possible to integrate solar panels on the site without detrimentally impacting the site's immediate surroundings.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site has been put forward for a solar farm. It is a fairly large site being some 21ha located in a sensitive location adjoining Monks Wood SSSI/NNR and ancient woodland as well as being within the landscape and visual setting of the Great Fen. It is physically detached from the main built form of Woodwalton and relates much more closely to the open countryside. This means that the impact on existing communities is limited but the impact on the landscape could be more significant, however landscape and ecological assessments will be required and there could be opportunities to incorporate biodiversity net gain opportunities and provide linkages between habitats sites. It is largely within flood zone 1 but does have an increased risk of surface water flooding arising from drains that run through the site. The site has limited accessibility by sustainable modes of transport so it is likely that anyone who needs to access the site will use a car.

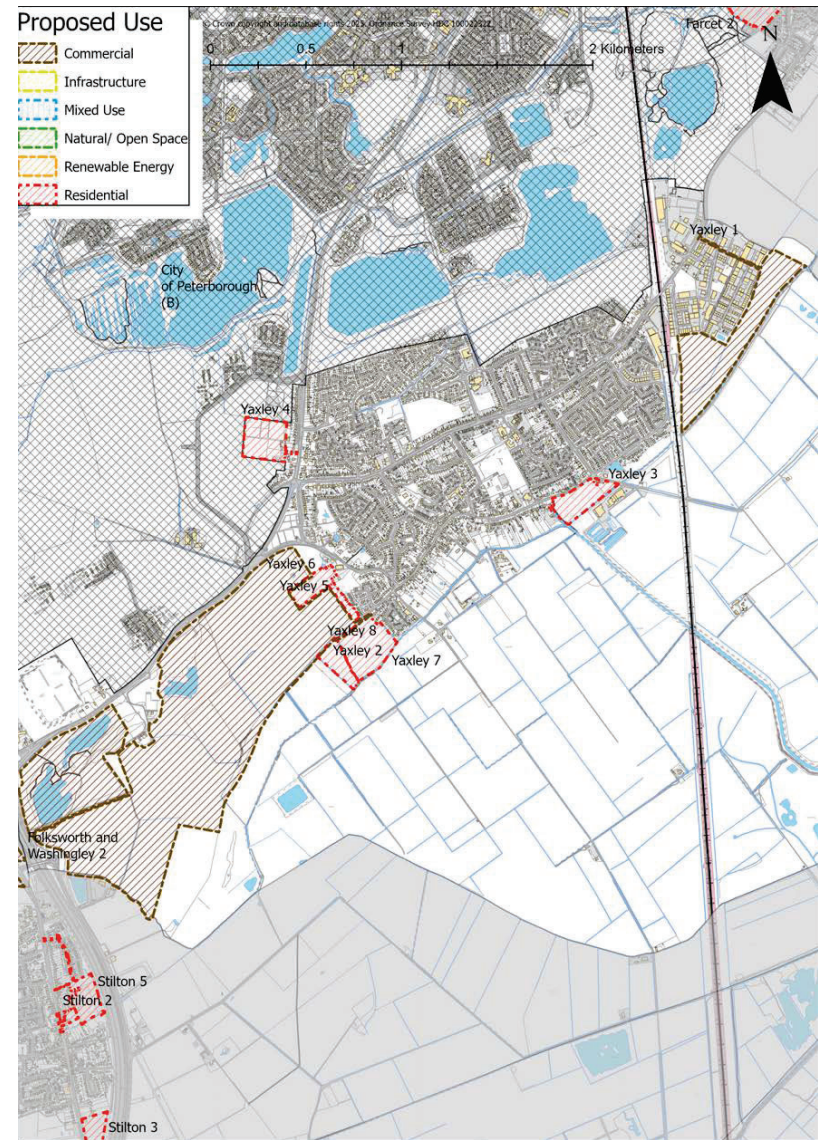
Updates after initial appraisal

37 Yaxley

37.1 An additional site has been put forward through the Ongoing Call for Sites process. This is:

- Yaxley 8: Land at Wykes Way off West End, Yaxley

37.2 Please note the following map shows the additional site and all the other sites put forward within the parish for context.



Yaxley 8: Land at Wykes Way off West End, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> Promote low and zero carbon technologies? 	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is technically previously developed with structures on site relating to its current equestrian land use.</p>
	<ul style="list-style-type: none"> Not contain, and be at least 200m from an air quality management area? 	+	
	<ul style="list-style-type: none"> Support the circular economy through the reuse and recycling of existing land, buildings or materials? 	+	
SA2	<ul style="list-style-type: none"> Is the site located in an area with lower resilience to the predicted impacts of climate change? 	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to be less than 10% of the site area. This is focused along its south eastern edge.
SA3	<ul style="list-style-type: none"> Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth? 	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The south eastern edge of the site is constrained by fluvial flood risk being located within flood zones 2 and 3a and some in 3b. There is also risk of surface water flooding along its eastern and southern edges as well as a channel of surface water flood risk running centrally into the site extending to its north western corner.</p>
	<ul style="list-style-type: none"> Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk? 	-	
SA4	<ul style="list-style-type: none"> Prioritise development of previously developed land? 	+	<p>The site is technically previously developed land as it is in use for equestrian purposes, however there are no significant built structures on site.</p> <p>The site is classified as being grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)? 	-	
SA5	<ul style="list-style-type: none"> Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it? 	-	The site is remote from natural greenspace but has some capacity for linkages to the existing strategic green or blue infrastructure network due to its proximity to public rights of way.
SA6	<ul style="list-style-type: none"> Impact on a designated site of biodiversity or geodiversity significance? 	+	<p>The site is within 2km of Orton Pit SSSI and SAC.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced? 	+	
SA7	<ul style="list-style-type: none"> Make efficient use of land whilst also protecting the form and character of the local area? 	--	The site is located on the south western edge of Yaxley, it does not adjoin any built development and is currently in equestrian use. It is located in the countryside and accessed via a trackway which is heavily vegetated. The site therefore as a much

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>closer relationship to the countryside than to the settlement. The site is somewhat open affording views out across the Fenland landscape. It is also within the landscape and visual setting of the Great Fen.</p> <p>Considering the flood risk in the southern part of the site, development could be focused in the northern part of the site where it is flood zone 1, it is however still constrained by surface water flood risk. Built development across the whole site would not be appropriate and would adversely impact the landscape character of the area. The site in isolation would considerably detract from the character of Yaxley and its surrounding landscape, even considering that the adjoining field to the east has been promoted for residential development, this site would further extend built development into the countryside which would result in significant landscape impact.</p>
SA8	<ul style="list-style-type: none"> Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution? 	-	The site is near to the A15 so there be an increased risk form light, noise and visual pollution. The site is not of a scale to lead to increased levels of pollution.
SA9	<ul style="list-style-type: none"> Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? Meet the needs of specific housing groups such as gypsies and travellers or older people? Contribute to diversification of the housing supply by being no more than 1 ha in size? 	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> Minimise the distance people need to travel to access town centres and local convenience shops? 	+	The site is just beyond 5km of Peterborough City Centre but it is within 2.5km of the Co-Op on Bentley Avenue.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access education facilities? 	+	The site is beyond 800m of Yaxley Infants School, William De Yaxley Church of England Academy and Fourfields Community Primary School.
	<ul style="list-style-type: none"> Minimise the distance people need to travel to access leisure and cultural facilities? 	++	The site is within 800m of St Peter's Church, Methodist Church, the Three Horseshoes Public House, allotment grounds and Yaxley football club. The site is just beyond 800m of several other of Yaxley's leisure and cultural facilities including the recreation ground, tennis courts and sports grounds and also the community centre.
SA11	<ul style="list-style-type: none"> Facilitate access to a range of employment opportunities? 	+	<p>The site is 3km from the Eagle Business Park and the Broadway Business Park. The site is within 6km of Peterborough South Logistics Park and Stanground Academy.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> Be in a location with high quality digital infrastructure? 	++	
SA12	<ul style="list-style-type: none"> Benefit from access to public transport infrastructure? 	+	<p>The site is just beyond 5km from Peterborough train station, the site is within 800m of two bus stops located along Main Street which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p>
	<ul style="list-style-type: none"> Benefit from access to active travel infrastructure for practical and social activities? 	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no footpath connection to the site, it is served by a track way which connects onto West End. It is also adjacent to a public right of way on its northern edge.
SA13	<ul style="list-style-type: none"> Provide opportunities for the creation of new businesses beyond supporting people working from home? Facilitate retention or expansion of existing businesses? Support provision of tourism facilities or services appropriate to the sustainability of its location? 	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> Reinforce the role of town, local and village centres in serving their communities? 	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> Provide high quality development sensitive to the character of the local environment? Promote sustainable design solutions? Provide opportunities to incorporate crime reduction measures? 	-	The site is located such that it could not be effectively integrated with the existing place and community if developed in isolation as it does not currently adjoin any built development and is located in the countryside.
SA16	<ul style="list-style-type: none"> Impact on any heritage assets or their settings? 	-	There are no heritage designations within the site or within its immediate vicinity but views from St Peter's Church may be impacted by proposals.

Summary of SA

The site is classified as being grade 3 agricultural land and it is in equestrian use with some structures on site. It is constrained by fluvial and surface water flood risk. The site is not constrained by nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site could impact the setting of the designated heritage asset of St Peter's Church. The site is located to the south west of Yaxley where it typically has a more rural feel. The site is located such that it could not be effectively integrated with the existing place and community as there is currently no built development adjoining the site and the existing access to the site is via trackway which would need upgrading to ensure safe and adequate access and integration. It has a much closer relationship with the countryside. The site has good accessibility to leisure and cultural facilities within Yaxley as well as to primary education and shops. It also has good accessibility to employment opportunities within the settlement and within nearby Peterborough. It is served by a frequent bus route. The site is not accessible to natural greenspace.

Updates after initial appraisal