

Needingworth 2: North of Bluntisham Road

Allocation Needingworth 2

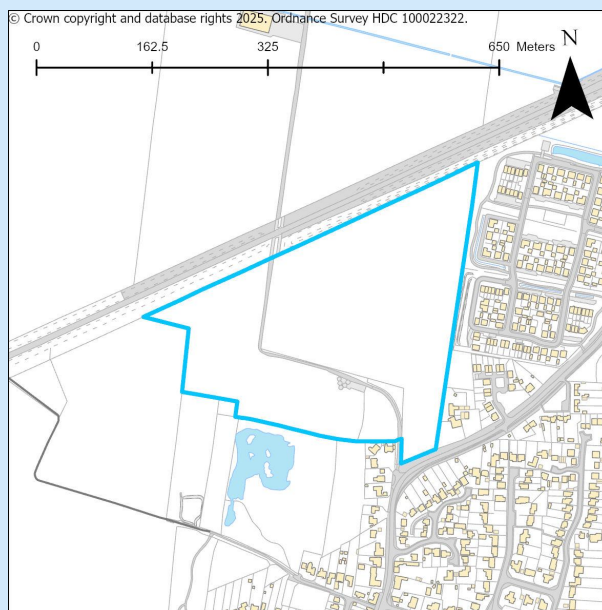
South of A1123

10.6ha of land South of A1123 is allocated for mixed use development to comprise:

1. about 100 homes
2. community facilities to meet any needs arising from the development
3. land to safeguard against flooding

Successful development of the site will require:

- a. use of design that harmonises with the surrounding development to integrate the new homes with their immediate locality and ensure that neighbouring residential amenity is protected
- b. provision of a Landscape and Visual Impact Assessment and Arboricultural Assessment and a comprehensive landscaping scheme which incorporates protected trees, retention of trees and hedgerows and their reinforcement to provide a mature setting to development and to minimise landscape impact informed by an accommodation of infrastructure relating to the Fens Reservoir including agreement of easements and access for maintenance
- c. provision of a flood risk assessment and detailed drainage strategy taking into account groundwater and surface water flood risk and residual risk including climate change
- d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
- e. archaeological investigation, recording and where appropriate conservation
- f. assessment of noise and air quality impacts for the site from the A1123 and appropriate mitigation to address any adverse impacts
- g. provision of safe and suitable means of access from Bluntisham Road and assessment of transport impacts
- h. provision of active travel routes to facilitate integration with Needingworth
- i. seek opportunities to maximise incidental extraction of any minerals as part of development



12.90 The site is located south of the A1123, with Bluntisham Road forming the southern edge. Residential development is located to the east and south. Tree lines bound the northern and eastern boundary with some trees and a low hedgerow along the High Street. Electricity and telegraph poles are located along the site's frontage along Bluntisham Road and within the site. The site would be suitable for low density homes to reflect the edge of settlement location within a Local Services Village and its relationship with the surrounding residential developments. The design of the site will have to demonstrate how overhead powerlines can be mitigated against or incorporated into the site.

12 Local Service Villages

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- 12.91** Existing trees and hedges would need to be predominantly retained and reinforced with new planting to provide an enhanced setting to the development. There are also several trees protected by an area Tree Preservation Order along the southern edge which would require retention and careful consideration of how they can be incorporated into the design of development as part of a landscaping scheme.
- 12.92** The Fens Reservoir is a Nationally Significant Infrastructure Project which is designed to enhance water storage and supply in the eastern region. The project is progressing towards the submission of a Development Consent Order whereby infrastructure in the form of pipelines will be finalised. The scheme must consider the location of development in relation to this infrastructure, allowing space for servicing and maintenance. Layout of the development will need to ensure compatibility with the Fens Reservoir infrastructure and if necessary include appropriate easements for long-term maintenance in agreement with Anglian Water.
- 12.93** The allocation includes support for proportionate community facilities to meet any needs arising from the development. A proposal must demonstrate that the provision of a community facility would not adversely impact the local road network and that safe and suitable access and movement and parking for vehicles and pedestrians can be achieved.
- 12.94** The site is in flood zone 1, surface water flood risk to the site is predominantly very low. Surface water risk is largely confined to small areas of ponding on the site. A site-specific flood risk assessment and detailed drainage strategy must be prepared. Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Infiltration SuDS may not be appropriate in the south of the site. The site-specific flood risk assessment should further investigate ground water conditions in consultation with the Lead Local Flood Authority to determine the approach to SuDs.
- 12.95** Opportunities for natural flood management features to reduce flood risk to the site and surrounding areas should be explored to address the cumulative impacts of development given the site's location in a high sensitivity catchment, see 'Managing flood risk'.
- 12.96** Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Needingworth Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.
- 12.97** The site is in an area of archaeological potential, shown by areas of cropmarks indicative of late prehistoric or Roman settlement. Archaeology works are required to assess the extent of any potential remains and be carried out in compliance with Policy LP 56 'Heritage Assets and their Settings'.
- 12.98** There is potential for noise and air pollution affecting the site due to its proximity to the A1123. Mitigation measures should be incorporated to fully address any noise and air quality impacts.
- 12.99** A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Bluntisham Road and that any adverse off-site transport impacts can be adequately mitigated. The assessment should include road a safety audit, local junction spacing, capacity assessments and consideration. In addition, the design of the development should provide active travel routes to facilitate integration with Needingworth.
- 12.100** The site is situated in a Sand and Gravel Mineral Safeguarding Area. Cambridgeshire County Council recommend that a proposal should make best use of any mineral incidentally extracted as part of the development and / or make available for others to use through a Construction Environment Management Plan .