

UPDATED Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

Contents

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

	Document Information	xvi
9	Important Notice on Site Status	17

10	How to read the site assessments	19
----	----------------------------------	----

13	Area 3 - Northern Central Huntingdonshire Site Assessments	435
	Abbots Ripton	436
	Abbots Ripton 1: West of Wennington Road Wennington, Abbots Ripton	438
	Abbots Ripton 2: Home Farm North, Abbots Ripton	441
	Abbots Ripton 3: Home Farm South, Abbots Ripton	444
	Abbots Ripton 4: Penny Green, Abbots Ripton	447
	Abbots Ripton 5: Land South of Station Road, Abbots Ripton	450
	Abbots Ripton 6: Sapley Park Garden Village	453
	Alconbury	458
	Alconbury 1: Land South of Great North Road, Alconbury	461
	Alconbury 2: Land to the East of Globe Lane (smaller site), Alconbury	464
	Alconbury 3: Land to the East of Globe Lane (larger site), Alconbury	467
	Alconbury 4: Brooklands Farm, land to the East of A1 junction 13, Alconbury	470
	Alconbury 5: Land to the North of School Lane, Alconbury	473
	Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury	476
	Alconbury 7: Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury	480
	Alconbury 8: Land at Weybridge Farm (Brampton Cross)	483
	Alconbury Weston	487
	Alconbury Weston 1: Land North West of Buckworth Road, Alconbury Weston	489
	Alconbury Weston 2: Land East of High Gables, Buckworth Road, Alconbury Weston	492
	Alconbury Weston 3: 48 Old Great North Road, Alconbury Weston	495
	Alconbury Weston 4: Land West of 41 Vinegar Hill, Alconbury Weston	498
	Alconbury Weston 5: Land East of Vinegar Hill, Alconbury Weston	501
	Alconbury Weston 6: Land to the North of the Crossways Distribution Centre, Alconbury Hill	504
	Alconbury Weston 7: Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston	507
	Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield	509
	Alconbury Weston 9: Land Northwest of Chequers Close, Alconbury Weston	514
	Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury	517
	Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury	520
	Alconbury Weston 12: Land East of Buckworth Lodge Stud, Buckworth Road, Alconbury Weston	524
	Easton	526
	Easton 1: Land East of Easton Road, Easton	528
	Kings Ripton	529
	Kings Ripton 1: Land at Manor Farm, Kings Ripton	532
	Sawtry	534

Contents

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

Sawtry 1: Green End Field, Sawtry	537
Sawtry 2: Land at St Andrews Way, Sawtry	540
Sawtry 3: Land to the West of Glatton Road, Sawtry	543
Sawtry 4: Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry	546
Sawtry 5: Land to the North East of the Brookside Industrial Estate, Sawtry	549
Sawtry 6: Glebe Farm, Sawtry	552
Sawtry 7: Land at Little Common Farm, Sawtry	555
Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry	558
Sawtry 9: Land North of Black Horse Industrial Estate (smaller site), Sawtry	560
Sawtry 10: Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry	563
Sawtry 11: Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry	567
Sawtry 12: Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry	570
Sawtry 13: Land South of Old Great North Road Industrial Estate (larger site), Sawtry	573
Sawtry 14: Land South of Old Great North Road Industrial Estate (smaller site), Sawtry	576
Sawtry 15: Land East of B1043 and East of Keeper's Cottage, Sawtry	579
Sawtry 16: Land at Brickyard Farm, Sawtry	582
Sawtry 17: Land off Old North Road, Sawtry	584
Spaldwick	587
Spaldwick 1: Land at Thrapston Road, Spaldwick	590
Spaldwick 2: Rear of Manor Farmyard, Spaldwick	593
Spaldwick 3: Church Field, Spaldwick	596
Spaldwick 4: Land to East of Stow Road, Spaldwick	599
Spaldwick 5: Land South of the A14, Spaldwick (modest employment)	601
Spaldwick 6: Land South of the A14, Spaldwick (modest residential)	604
Spaldwick 7: Land South of the A14, Spaldwick (larger scale residential)	607
Spaldwick 8: Land to the South of High Street, Spaldwick	610
The Stukeleys	612
The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)	615
The Stukeleys 2: Nook Farm, Little Stukeley	618
The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley	623
The Stukeleys 4: Land North of Ermine Street, Little Stukeley	626
The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307	629
The Stukeleys 6: Huntingdon Racecourse	633
The Stukeleys 7: Millers' Land, Great Stukeley	637
The Stukeleys 8: Heron Shore, Land South of Owl End, Great Stukeley	640
Upton and Coppingford	642
Upton and Coppingford 1: Land to South West of South Farm, Upton	645

Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton	648
Upton and Coppingford 3: Land at Christ's College Farm, Upton	650
Winwick	652
Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick	654
Woodwalton	656
Woodwalton 1: Land southeast of Monks Wood, Southwest of Woodwalton	658

Document Information

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

Document Information

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Document availability: Huntingdonshire Land Availability Assessment can be found on the Council's [website](#).

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

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9 Important Notice on Site Status

- 9.1** The National Planning Policy Framework requires local planning authorities to identify the future supply of land that is suitable, available and achievable for development. The purpose of this is to identify sites with potential for development, estimate the amount of development they could provide, assess whether the sites are suitable, available and achievable for particular uses and to identify timescales over which that development could be delivered.
- 9.2** The methodology for this Land Availability Assessment is strongly shaped by national guidance. The approach used for the assessments closely follows that set out in the National Planning Practice Guidance on [Housing and Economic Land Availability Assessment](#). To ensure a fair process is used to assess sites, the policies from Huntingdonshire's Local Plan to 2036 are not taken into account. This is to allow for full exploration of future development strategy options. This approach affects the assessment of a site's suitability which focuses only on the constraints which directly affect it and their ability to be mitigated and does not take account of its location. The sustainability of each site's location will be considered in the Sustainability Appraisal. Outcomes of both the Land Availability Assessment and the Sustainability Appraisal will be used to inform development strategy options.
- 9.3** The Land Availability Assessment (LAA) is an evidence base document that informs preparation of the Local Plan Update. It does not allocate sites to be developed; this is the role of the Local Plan Update. Far more sites with potential for development are identified as appropriate to progress through to a more detailed sustainability appraisal than are expected to be needed for the Local Plan Update. This provides choices over the development strategy that may be followed in the Local Plan Update.
- 9.4** To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.
1. **Northern Huntingdonshire** - Stilton, Folksworth & Washingley; Yaxley wards
 2. **North Eastern Huntingdonshire** - Ramsey; Somersham; Warboys wards
 3. **Northern Central Huntingdonshire** - Alconbury; Sawtry; the Stukeleys wards
 4. **Western Huntingdonshire** - Great Staughton; Kimbolton wards
 5. **Central Huntingdonshire** - Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
 6. **Eastern Huntingdonshire** - Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needlingworth; St Ives wards
 7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards



9 Important Notice on Site Status

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

Status of submitted sites

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

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

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

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

Relationship with the Sustainability Appraisal and other evidence

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

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

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

10 How to read the site assessments

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

10.4 Key definitions

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

Key acronyms

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

10 How to read the site assessments

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

Site details - includes the site reference and site name, its address, parish(es) that the site is located within and the size of the site in hectares.

Promoter's intentions - includes the promoter's stated development uses, capacity and delivery timeframes - this information is taken from the Call for Sites form.

Core information - includes the call for site reference number, the type of land the site is and what it is currently used for. It also identifies any relevant planning history and any supporting documentation submitted through the Call for Sites.

Location plan - each site will have a location plan which serves to locate the site within its immediate environs and identifies any constraints impacting the site. The colour outline of the site will be based on the uses it has been promoted for. A key (or legend) will be provided at the beginning of each parish chapter so that the constraints can be identified.

Fundamental constraints - this is the first step in assessing all sites. It assesses whether the site is affected by any of the key fundamental constraints of being grade 1 agricultural land, being in flood zone 3b, being a local green space, having a nature conservation designation, within a mineral development area or water recycling area, or is under the site threshold (over 0.25ha or large enough for at least 5 homes). If any of these apply to the site then it does not progress to a detailed assessment.

Assessment of site potential - if the site passes the fundamental constraints, it will then be assessed in detail looking at the suitability, availability, achievability and deliverability/ developability of the site. It utilises information from the Call for Sites submission as well as an assessment of constraints.

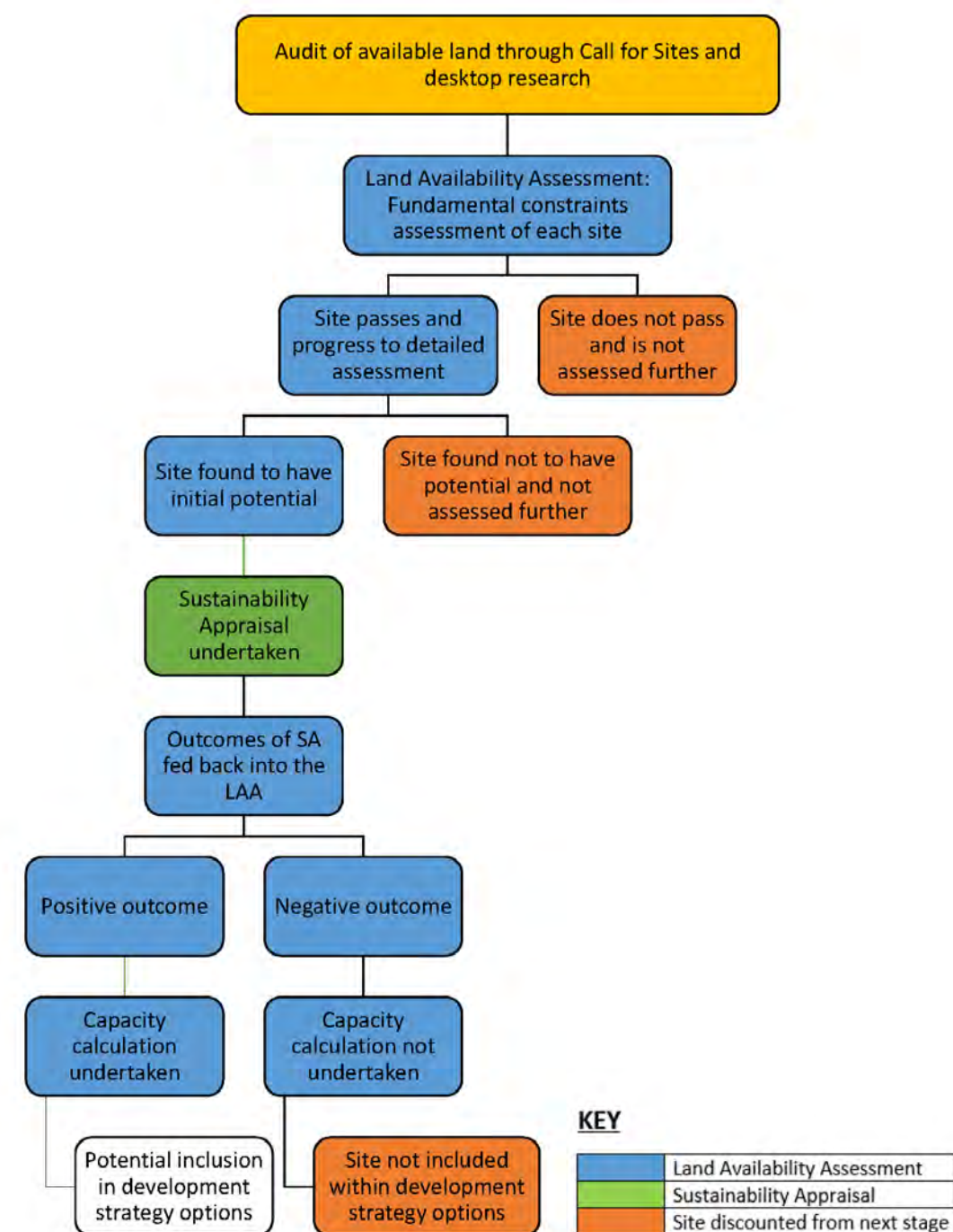
Progression of site to SA - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

Impact of SA on assessment - the site will then be appraised against the sites decision aiding questions set out in the SA scoping report - against each question, the site will acquire a score and a commentary explaining the score. The SA assessment will be presented in the SA but a summary of it will also be provided in the LAA.

HDC delivery calculations - taking into account the LAA assessment and the SA of the site, we will calculate an indicative capacity for the site and uses. This will be based on the methodology for net developable areas and density categories provided in the LAA methodology.

Updates after initial assessment - this is where any updates since the initial assessment will be included such as revised information from the site promoter or additional information which has become available that may impact the assessment.

Site Assessment Process



13 Area 3 - Northern Central Huntingdonshire Site Assessments

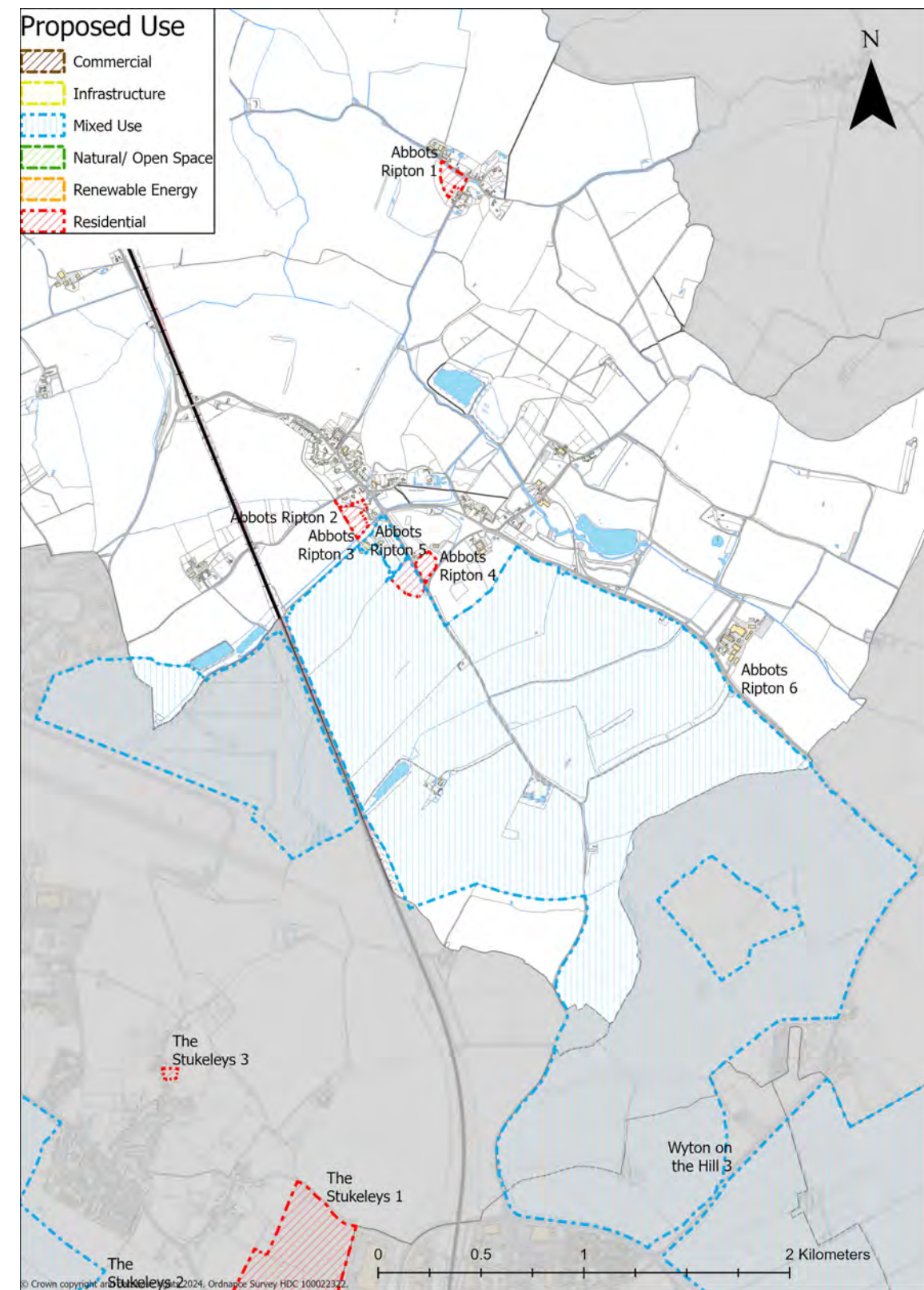
13.1 This chapter sets out the site assessments for the sites located within 'Northern Central Huntingdonshire'. This grouping consists of Alconbury; Sawtry; the Stukeleys wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Abbots Ripton - 6 sites
- Alconbury - 10 sites
- Alconbury Weston - 11 sites
- Barham and Woolley - 0 sites
- Buckworth - 0 sites
- Easton - 1 site
- Hamerton and Steeple Gidding - 0 sites
- Kings Ripton - 1 site (there is also another site that partially falls within this parish has been counted under Abbots Ripton as most of the site area falls within that parish area.)
- Sawtry - 17 sites
- Spaldwick - 8 sites
- The Stukeleys - 8 sites
- Upton and Conington - 3 sites
- Winwick - 1 site
- Woodwalton - 1 site

Abbots Ripton

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

- Abbots Ripton 1: West of Wennington Road Wennington, Abbots Ripton
- Abbots Ripton 2: Home Farm North, Abbots Ripton
- Abbots Ripton 3: Home Farm South, Abbots Ripton
- Abbots Ripton 4: Penny Green, Abbots Ripton
- Abbots Ripton 5: Land South of Station Road, Abbots Ripton
- Abbots Ripton 6: Sapley Park Garden Village - note that this site also partially falls within Huntingdon, Kings Ripton and The Stukeleys parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area.



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



Abbots Ripton 1: West of Wennington Road Wennington, Abbots Ripton

Site reference	Abbots Ripton 1
Site name	West of Wennington Road, Wennington, Abbots Ripton

Site address	Parish(es)	Site area (ha)
West and South of Wennington Road, Wennington, Abbots Ripton	Abbots Ripton	1.22ha

Promoter's Intentions

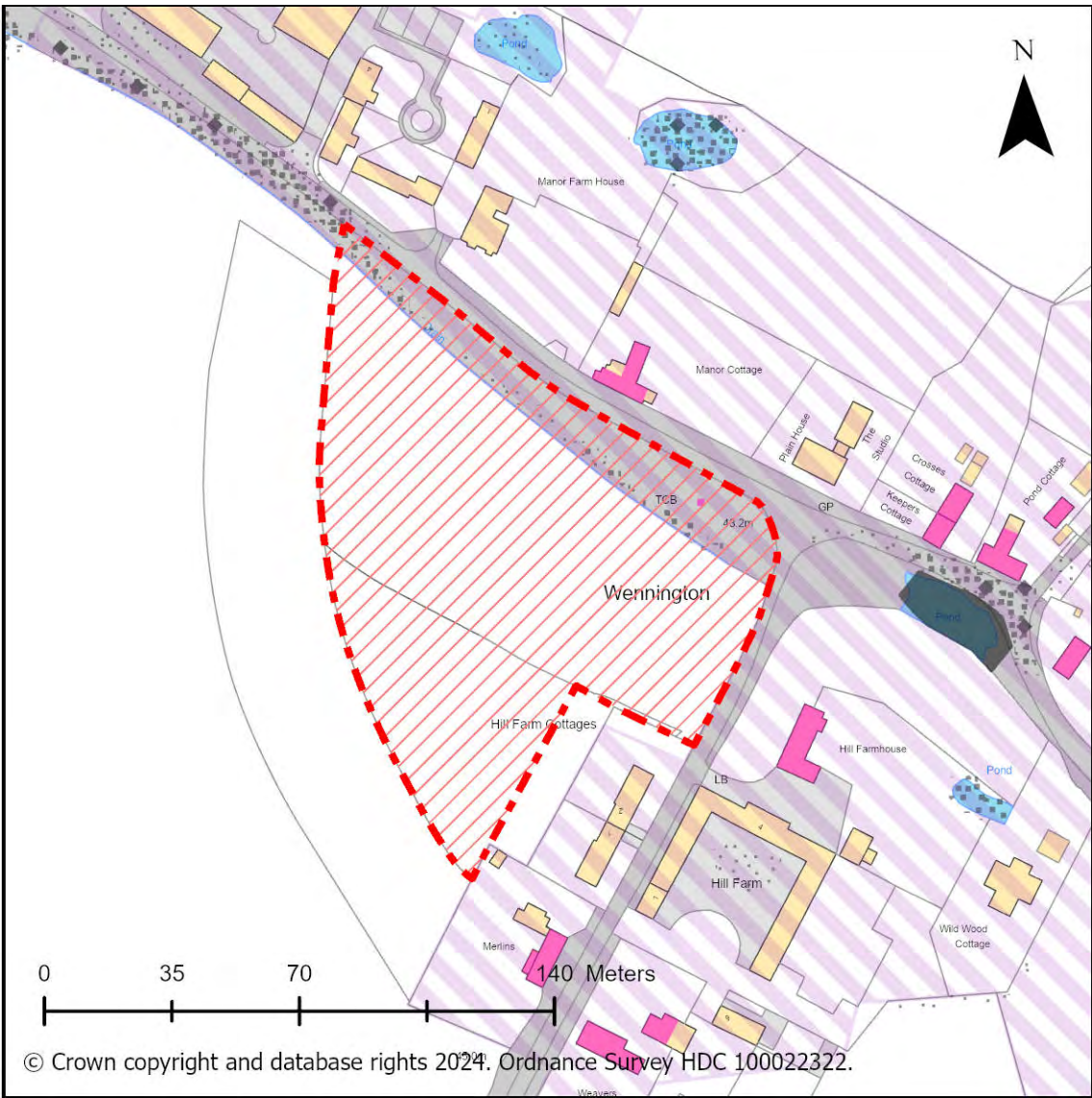
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and / or affordable housing Open Space Uses: Natural green or open spaces Biodiversity net gain Land to safeguard against flooding	15 homes Open spaces to be confirmed subject to masterplanning	Available 2024-2028 Build out 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 106
Relevant planning history	None
Land type	Greenfield land and garden land
Current use of the site	Agricultural land and
Supporting information	Landscape sensitivity study Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by flood risk but has some surface water flood risk along the northern edge in association with a drainage ditch. The site is classified as grade 2 agricultural land. The site is flat and and within the hamlet of Wennington which sits within an elevated ridgeway and the Central Claylands Sub Area of Extensive Woodland. The site is highly exposed on the eastern boundary from the small rural road, where the agricultural (arable) field can be seen and the residential back garden which forms part of the site to the south. An established treeline bounds the western edge screening the site from the wider	+
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countryside, whilst the northern edge is bounded by trees showing glimpses into the site, especially as travelling east. The northern edge of the site comprises a conservation area and a Grade II Listed building (telephone kiosk). The character of the area is distinct in the fact that no footpaths are present. Landscape impact would be limited if trees were retained and masterplanning would need to consider the design and layout of the site in keeping with the conservation area and identity of the village. Access could be achieved from Wennington Road to the east of the site, a traffic impact assessment would be required due to the nature of the rural roads including consideration of pedestrian safety due to the lack of pavements. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is greenfield land and garden land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area, but not within a water recycling area.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, the site would be developed in collaboration with the landowner and a promotor or developer, the landowner would like to keep some form of control with the Developer, ensuring development aligns with community and Estate values. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 2 years.	+
Achievability There is no access to gas supply. Mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved from the east via Wennington road, the site is removed from A and B roads and is situated in a village with no pavements making the logistics of construction more challenging. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. A traffic impact assessment would be required due to the nature of the rural roads including consideration of pedestrian safety due to the lack of pavements. Masterplanning would need to consider the design and layout of the site in keeping with the conservation area and identity of the village. The site promoter had provided a landscape sensitivity analysis which proposes residential development fronting an extended village green. It notes that development should reflect character of existing settlement and respect character the Conservation Area by containing	+

groups of vernacular cottages at village core density not exceeding heights of existing buildings and would retain mature hedgerows and trees. The landowner also proposes new right of way links.	
Deliverability / developability There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Safe access would be required to the site during and post construction and development sensitive to the character of the area. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk and surface water flood risk is minimal. • The site is grade 2 agricultural land, is part greenfield and part garden land in use as an arable field. • Landscape impact would be minimal if trees and hedgerow are retained. • The site is not close to local services and facilities is rural in nature and employment opportunities are 4km away. • Its relationship with the conservation area, listed buildings, and townscape character would require significant consideration in terms of design, layout. • The village is characterised by linear development based around a cross roads and is dominated by cottages at extremely low density In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide development of a scale that could be integrated into the existing place and community • Listed building telephone kiosk within the site and trees and hedgerows to the north and west would require retention so as not to detrimentally impact the character of the area. • Design and layout would require sensitive design and layout to ensure the townscape, and listed buildings are not detrimentally impacted. • Number of properties would need to to be reduced so as to ensure safety of residents due to lack of footpaths. • A traffic impact assessment during and post construction would be required due to the nature of the rural roads including consideration of pedestrian safety due to the lack of pavements.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.22ha 50% net developable area to mitigate against conservation area, trees and hedgerow and reflect current townscape. 1.22ha x 50% = 0.61ha	The net developable area is 0.61ha Residential - market and/or affordable homes. Extremely low density of 10 dph anticipated to reflect current townscape. Capacity = 0.61ha x 10 dph = 6 homes	Available 2024-2028 Build out 2 years

Updates after the Initial Assessment

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Abbots Ripton 2: Home Farm North, Abbots Ripton

Site reference	Abbots Ripton 2
Site name	Home Farm North, Abbots Ripton

Site address	Parish(es)	Site area (ha)
Home Farm, Abbots Ripton, PE28 2LD	Abbots Ripton	1.38ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space Uses: Natural green or open spaces Biodiversity net gain Land to safeguard against flooding	15 dwellings Open spaces to be confirmed subject to masterplanning	Available 2024-2028 Build out 2 years

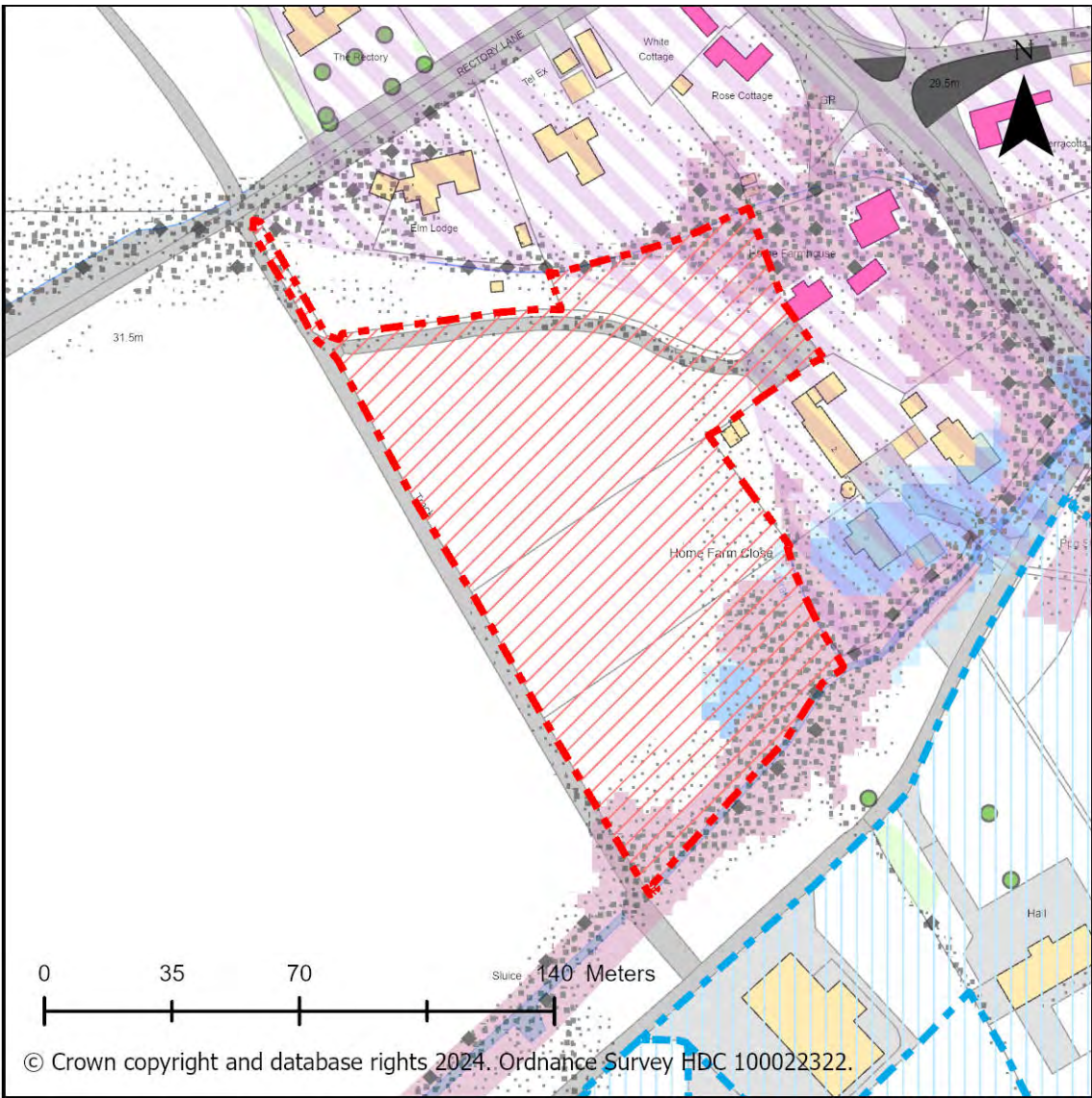
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 260
Relevant planning history	Application number: 23/01847/TRCA Proposed development: 5 small/medium elms - fell dead (in the south of the site). Outcome: Approved
Land type	Greenfield land and garden land
Current use of the site	Agricultural and garden land

Supporting information	Landscape sensitivity study Location Plan
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	14.92% of the site is within flood zone 3b (0.21ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, flood zone 2, 3 and 3b are also present on the site in the south in association with an ordinary watercourse and in the north eastern corner. Surface water flood risk is also present within similar locations. The majority of the site is grade 3 agricultural land with the north western quarter grade 2.	~
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The site is relatively flat and sits on the south western edge of the village of Abbots Ripton. The western boundary is screened by high hedgerow. The eastern and northern boundaries are contained by residential properties, some of which are listed and substantial domestic gardens are included within the site. An ordinary watercourse runs along the southern boundary and is screened by dense trees.

Access is proposed via the narrow Rectory Lane. Part of the north eastern corner falls within a conservation area, which is also present immediately east and north of the site. Established hedgerow separates the northern quarter of the site. As the site is well contained it is not considered that there would be any landscape impact if trees and hedgerow were retained. Masterplanning would need to consider the design and layout of the site in keeping with the conservation area and identity of the village. The eastern boundary abuts a collection of three Grade II listed buildings (Barn, Outbuilding and Home Farm at Home Farm, The Green), development of the site would result in the loss of garden land and could significantly impact the setting of listed buildings.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is agricultural land and garden land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.

Availability

The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, the site would be developed in collaboration with the landowner and a promotor or developer, the landowner would like to keep some form of control with the Developer, ensuring development aligns with community and Estate values. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 2 years.

Achievability

Gas, mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved from the north via Rectory Lane, the site is near to the B1090 which could assist with the logistics of construction.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. A traffic impact assessment would be required including consideration of pedestrian safety due to the lack of pavements on Rectory Lane.

Masterplanning would need to consider the design and layout of the site in keeping with the conservation area and setting of the listed buildings. Impact of the development on the setting of the listed buildings may impede deliverability on the site due to layout constraints. The site promoter had provided a landscape sensitivity analysis which proposes clusters of houses along with "farmsteads" on larger plots at a combined density of 15 dph additional SuDS and orchard planting. It notes that development should reflect the character of existing village core and respect the setting of vista from St Ives Road by containing groups of vernacular cottages at village core density. It should not include a height that would obstruct or compete with the view of the tower of the Church of St Andrew.	
Deliverability / developability There are no known legal or ownership constraints. Safe access would be required to the site during and post construction and development sensitive to the character of the area. Delivery of the site could be impeded if it impacts the setting of the listed buildings to the east. If these constraints could be overcome the site could be categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is constrained by fluvial flood risk and surface water flood risk. • The site majority of the site is grade 3 agricultural land, with the northern quarter grade 2. It is part greenfield and part garden land. • Landscape impact would be minimal if trees and hedgerow are retained. • Removal of hedgerow dissecting the site would affect the setting of the listed building and have a possible ecological impact. • The site is close to some local services and facilities and employment opportunities are 2.5km away. • Development of the site would have a fundamental impact on a listed building and setting of the conservation area. In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it: • Would have a fundamental impact on the setting of listed buildings, conservation area, townscape, character of the area and residential garden settings.

• Could create transport and safety impact for pedestrians as a result of access via Rectory Lane • Could have negative ecological impact.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to, heritage, conservation area, townscape and transport/safety impacts.	N/A	N/A

Updates after the Initial Assessment

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Abbots Ripton 3: Home Farm South, Abbots Ripton

Site reference	Abbots Ripton 3
Site name	Home Farm South, Abbots Ripton

Site address	Parish(es)	Site area (ha)
Home Farm South, Abbots Ripton, PE28 2LD	Abbots Ripton	2.83ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Commercial: - Employment Open Space Uses: - Natural green or open spaces - Biodiversity net gain - Land to safeguard against flooding	15 homes A commercial unit of approximately 340sqm exists on the site; the proposal is to add approximately 510sqm Gross floorspace in square metres of additional flexible commercial space onto the site by developing units of between 110sqm and 270 sqm in size. Open spaces to be confirmed subject to masterplanning	Available 2024-2028 Build out 2 years

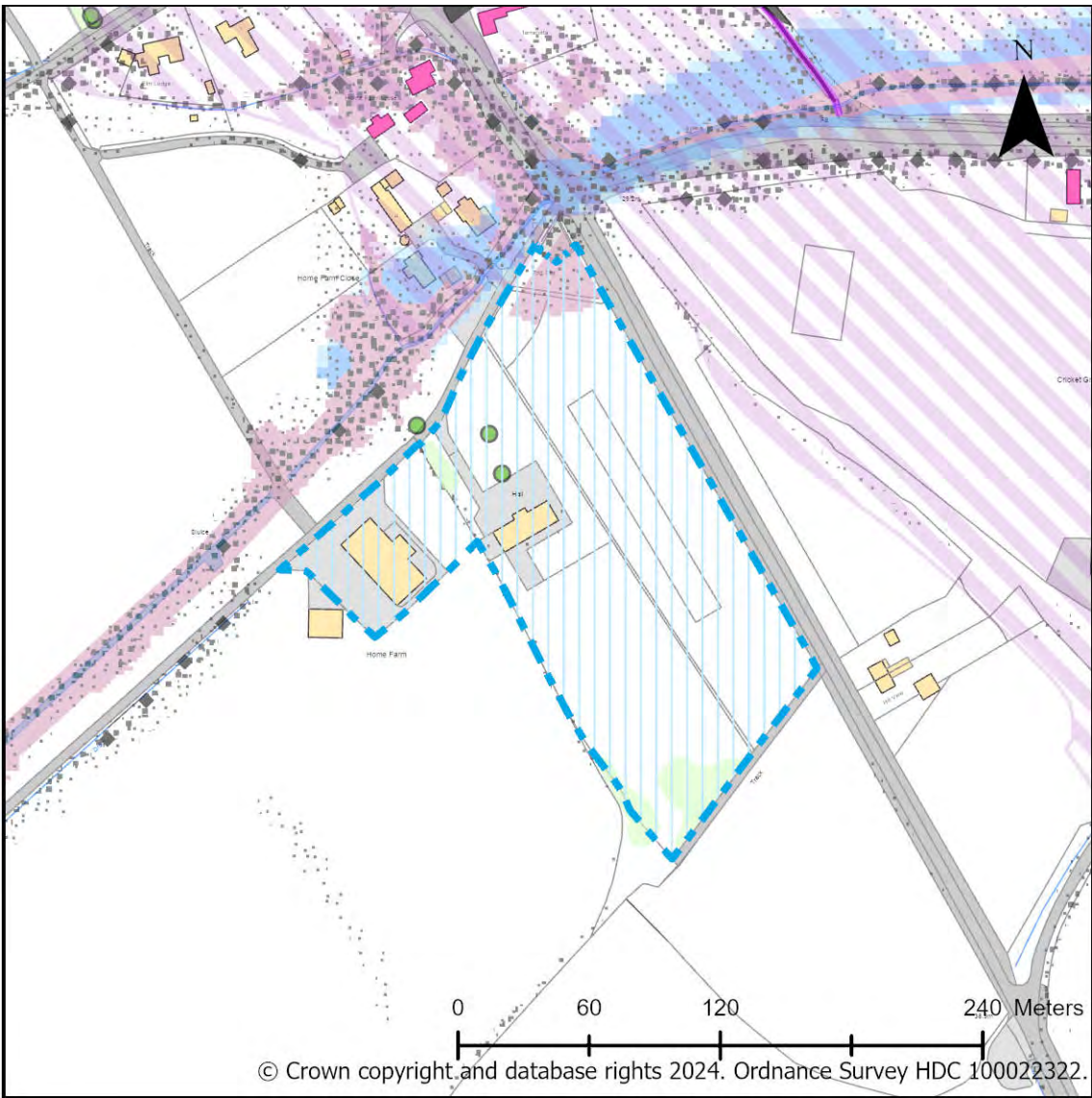
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 259
Relevant planning history	Application number: 23/01847/TRCA Proposed development: 9. 1 Large Elm - Fell dead Outcome: Approved

	Application number: 18/01670/TREE Proposed development: T2 (Elm) Felling at The Haunches Outcome: Approved Application number: 17/02430/FUL Proposed Development: Proposed change of use of former girl guides headquarters building to B1 - offices and meeting rooms Outcome: Approved
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land and commercial
Supporting information	Landscape sensitivity study Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	2.90% of the site is within flood zone 3b (0.08ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, with some flood zone 2 and 3b within the north eastern corner, some surface water flood risk is also present in a similar location. The site is grade 3 agricultural land. The site comprises three distinct but contiguous parcels of land, a long strip of land (named parcel CA by the site promoters) fronting the B1090 enclosed by trees, including a line of established Elm trees running through the middle . The land slopes by at least 7m north to south. Views into the north can be seen from the private road. The south western quarter (parcel CB) consists of fairly steeply sloping field enclosed by some hedgerow and trees	~
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on 3 sides with a patch of woodland on the southern boundary with views looking out towards the west. The north western quadrant (parcel CC) comprises a single storey commercial building with car parking and a large agricultural building, young trees have been planted to the western boundary. Two TPOs are located in parcel CC and a tree preservation area and two tree preservation areas in the south/ parcel CB (Tree Preservation order L/TPO/2018/007). Access to the site has not been established, but the B1090 fronts the eastern edge and a private access road the northern. Development would have limited external landscape impact however the presence of TPOs and established trees may mean that development could impact the ecology and biodiversity value of parts of the site. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets affecting it. The site is pastoral agricultural land and commercial land and therefore offers some opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, the site would be developed in collaboration with the landowner and a promotor or developer, the landowner would like to keep some form of control with the Developer, ensuring development aligns with community and Estate values. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 2 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from within the site, digital and telecommunications infrastructure is accessible from the site boundary. Access could be achieved from the B1090 or private access road to the north which could assist with the logistics of construction. However access from the B1090 would impact an existing tree line and access from the private road to the north could impede delivery and viability if there are ownership issues. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Topographical variation and TPOs present challenges in some areas of the site and the design and layout of the site could impact the ecology and biodiversity value of parts of the site limiting the achievability of residential development, however established elements of previously developed land present the opportunity for some development if landscaping transition is provided to the west and into the countryside.	~

The site promoter had provided a landscape sensitivity analysis which proposes commercial units between 110sqm and 270 sqm in size and dwellings at a density of 13 dph with a landscape buffer around edges adjoining open countryside. It notes that parcel CA could be limited due to the presence of trees, which would be retained with a few vernacular cottages proposed; Parcel CB proposes a group of vernacular cottages at village core density with mature hedgerows and trees retained. Parcel CC would provide single storey commercial buildings with groups of vernacular cottages on edge of development.	
Deliverability / developability There are no ownership constraints, means of access would require resolution and development may be restricted in areas with TPOs, topographical issues and established trees. Established elements of previously developed land present the opportunity for some development if landscaping transition is provided to the west and into the countryside, therefore some of the site could be categorised as developable. The proposed development is contrary to current adopted planning policy so allocation status would be required.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is constrained by fluvial flood risk and surface water flood risk. • The site is grade 3 agricultural land, is part greenfield and part previously developed land providing some opportunities for redevelopment and enhancement of employment opportunities within the village. • Tree preservation areas and orders are present on the site. • The site is close to local services and facilities and employment opportunities are 2.5km away. • No heritage designations are affected. • Landscaping and mitigation would be required to address the impact of the EastCoast Mainline and agricultural works. • It is recommended that the parcel of land enclosed by trees, including a line of veteran Elm trees running through the middle and species rich grassland should be retained due to its uniqueness which contributes to the character of the area. In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place and community.
- Would need to avoid detrimental impact on tree preservation areas and orders
- Could be accessed from an existing road (currently private)
- Should avoid development on the eastern parcel of land enclosed by trees.
- Would require landscaping on the western boundary and mitigation from the EastCoast Mainline
- The south western quarter (parcel CB) consists of fairly steeply sloping field meaning elevations of building would require consideration to avoid over exposure within the wider townscape/skyline.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.83ha 1.2ha removed to retain species rich grass land and veteran trees within the east of the site. Remaining land = 1.63ha 70% net developable area to avoid impact to tree preservation areas and orders. 1.63ha x 70% = 1.141ha	The net developable area is 1.141ha split 60/40 between residential and employment respectively. Residential - market and/or affordable homes on 0.6846ha (1.141 x 60%) Very low density of 25dph to reflect edge of settlement location. Capacity = 0.6846ha x 25 = 17 homes Commercial - Employment on 0.4564ha (1.141 x 40%) at 0.25 plot ratio to reflect edge of settlement location Capacity = (0.456ha x 0.25)*10,000= 1,141 sqm	Available post 2028 subject to allocation Build out over 2-3 years.

Updates after the Initial Assessment

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Abbots Ripton 4: Penny Green, Abbots Ripton

Site reference	Abbots Ripton 4
Site name	Penny Green, Abbots Ripton

Site address	Parish(es)	Site area (ha)
Land Parcel North of Huntingdon Road, Abbots Ripton, PE28 2LD	Abbots Ripton	0.90ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Commercial: Employment Open Space Uses: Natural green or open spaces Biodiversity net gain Land to safeguard against flooding	9 homes Open spaces to be confirmed subject to masterplanning	Available 2024-2028 Build out 2 years

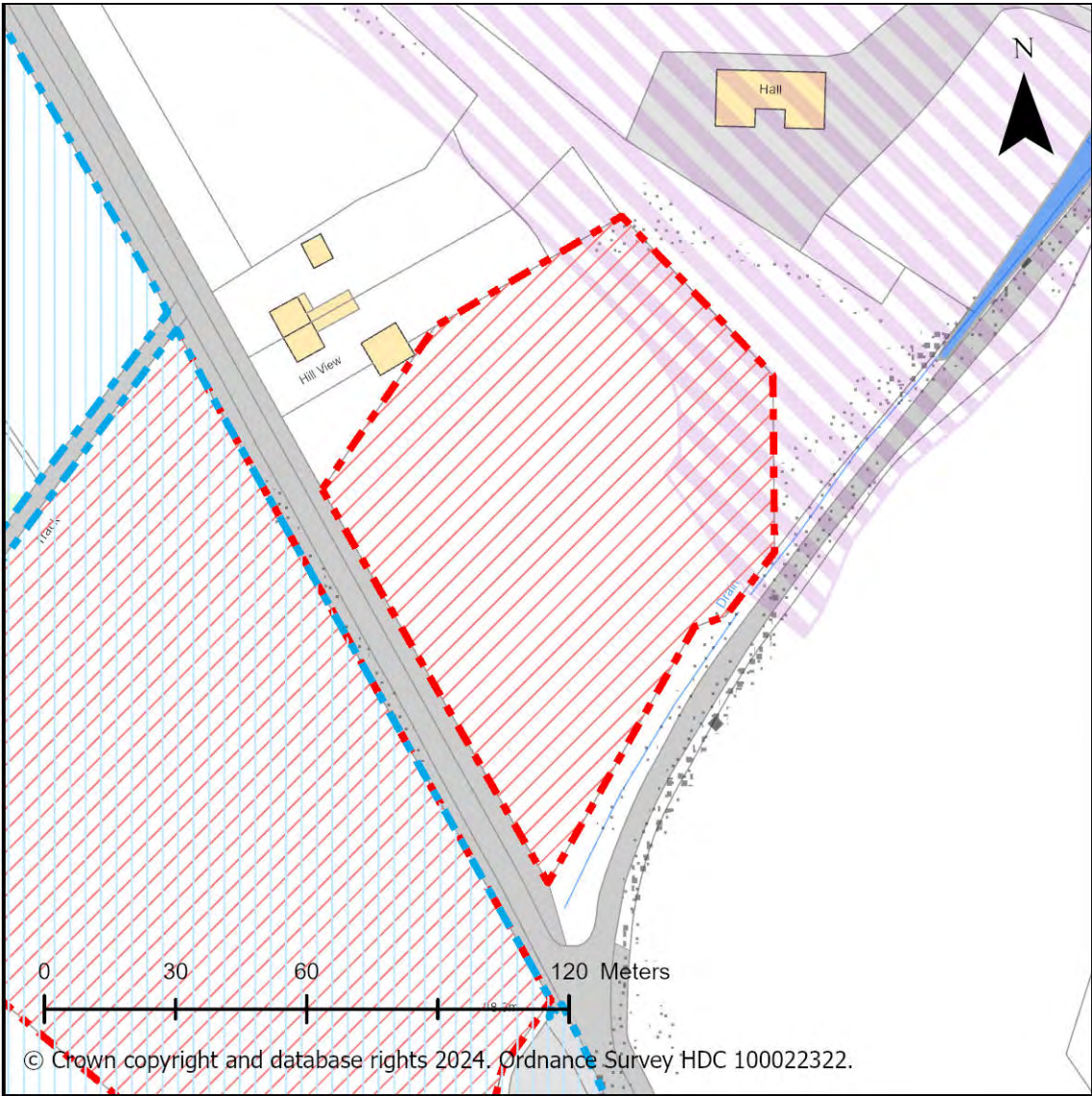
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 241
Relevant planning history	Application number: 23/01847/TRCA Proposed development: 13 - 3 Small Elms - Fell, Dead Outcome: Approved
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Landscape sensitivity study Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial or surface water flood risk and is grade 3 agricultural land. The site is relatively flat and situated outside of the main residential area of Abbots Ripton, but close to the village hall which is immediately east of the site, the site is enclosed by dense trees and hedgerow. The eastern edge of the site also includes established trees and forms part of the village conservation area. A drain runs just outside the southern boundary and a five bar gate provides access to the site, the site is a pastoral agricultural field. To the north of the site are residential properties which are screened by trees and	+
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hedgerow and the village hall lies to the east (also predominantly screened). If all trees and hedgerow were to be retained and elevations carefully considered there would be little or no landscape impact from development. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is pastoral agricultural land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, the site would be developed in collaboration with the landowner and a promotor or developer, the landowner would like to keep some form of control with the Developer, ensuring development aligns with community and Estate values. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 2 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from the site boundary as is digital and telecommunications infrastructure. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. The site has existing field access via a five bar gate, however direct access from 'The Green' has not been included within the site boundary making it unclear if this may impede delivery and viability if there are ownership issues. Proximity to the B1090 could assist with the logistics of construction, however this may be more obstructive when accessing the site from The Green which is a narrow road with no pavements. A transport assessment would be required to understand the impact of residential uses in this area, especially safe access for residents. The site promoter had provided a landscape sensitivity analysis which proposes residential development of "farmsteads" at 9 dph and provision of pond or SuDS to manage drainage. It notes that development would reflect the edge of settlement location by providing a loose groups of dwellings, reflecting the conservation area and be interspersed with lower units reading as outbuildings; mature hedgerows and trees would be retained and or reinforced.	~
Deliverability / developability	~

There are no known legal or ownership constraints. Safe access would be required to the site during and post construction and development sensitive to the character of the area. The proposed development is contrary to current adopted planning policy so allocation status would be required. The site is categorised as developable.



Updates after the Initial Assessment

Progression of Site through to Sustainability Appraisal

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

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

- The site is not constrained by fluvial flood risk or medium surface water flood risk.
- The site is wholly greenfield and grade 3 agricultural land.
- Landscape impact would be minimal if trees and hedgerow are retained.
- The site is close to local services and facilities and employment opportunities are 3km away.
- The site has with little relationship to the established village and more with the open countryside.
- There are significant constraints to integrate the site with the exiting community due to lack of footpaths requiring pedestrians to travel along the B1090 or 'The Green' a narrow lane.
- Vehicular access which would require assessment of transport impacts and safety of access.

In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:

- Would create transport and safety impact for pedestrians and vehicles as a result of access via 'The Green' and lack of pedestrian connections to the main village and services
- Direct access from 'The Green' has not been included within the site boundary making it unclear if this may impede delivery and viability or if there are ownership issues.
- It is removed from the main village of Abbots Ripton having little relationship to the village creating isolated developed in the countryside.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to transport/pedestrian safety impacts and isolated location removed from the main village and services.	N/A	N/A

Abbots Ripton 5: Land South of Station Road, Abbots Ripton

Site reference	Abbots Ripton 5
Site name	Land South of Station Road, Abbots Ripton

Site address	Parish(es)	Site area (ha)
Land Parcel South of Station Road and South of Huntingdon Road, Abbots Ripton, PE28 2LD	Abbots Ripton	1.71ha

Promoter's Intentions

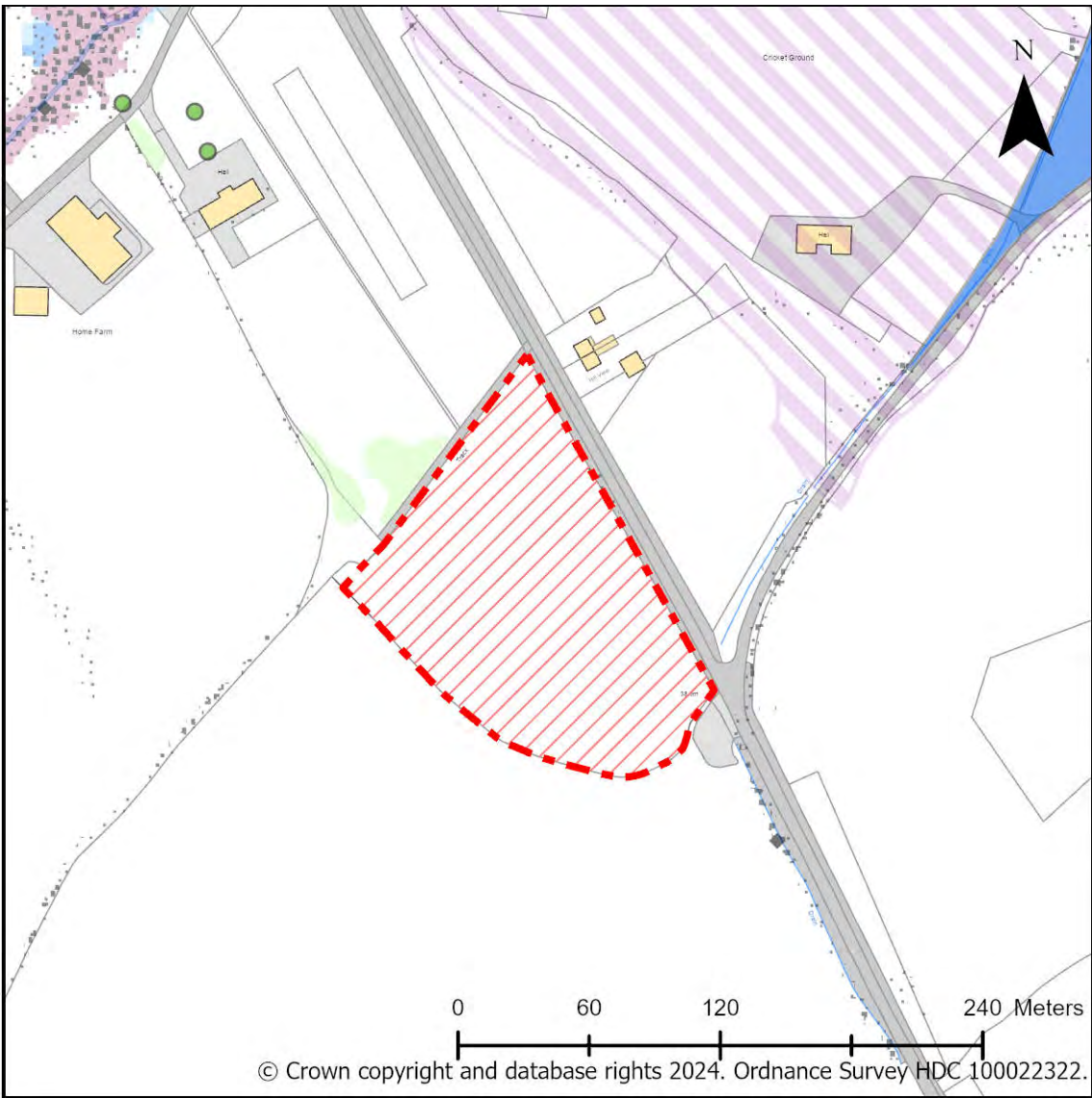
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Open Space Uses: - Natural green or open spaces - Biodiversity net gain - Land to safeguard against flooding	15 dwellings Open spaces to be confirmed subject to masterplanning	Available 2024-2028 Build out 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 244
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Landscape sensitivity study Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial or surface water flood risk and is grade 3 agricultural land. The site is relatively flat, the eastern and northern edge is screened by established trees and hedgerow, the South eastern corner and remaining boundaries are more exposed with intermittent planting providing some visibility into the site. The site is situated outside of the main residential area of Abbots Ripton, with little relationship to the established	~
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village and more with the open countryside. A gap in the hedgerow allows for access to the site for arable farming. Landscaping would be required to allow effective transition from residential to countryside. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is pastoral agricultural land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, the site would be developed in collaboration with the landowner and a promotor or developer, the landowner would like to keep some form of control with the Developer, ensuring development aligns with community and Estate values. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 2 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from the site boundary as is digital and telecommunications infrastructure. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. The site has existing field access, proximity to the B1090 could assist with the logistics of construction. Safe access and exit from the site to the village would require mitigation as there are no current footpaths to facilitate active travel. The site promoter had provided a landscape sensitivity analysis which proposes that the site should reflect the edge of settlement position, proximity to the open countryside and gateway visibility at across junction leading into the village. It proposes providing a loose groups of dwellings interspersed with lower units reading as outbuildings and the retention and or reinforcement of mature hedgerows and trees.	+
Deliverability / developability There are no known legal or ownership constraints. Safe access would be required to the site, landscape impact of the development would require remediation. The proposed development is contrary to current adopted planning policy so allocation status would be required. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk or medium surface water flood risk. • The site is wholly greenfield and grade 3 agricultural land. • Landscape impact would be minimal if trees and hedgerow are retained. • The site is close to local services and facilities and employment opportunities are 3km away. • The site has with little relationship to the established village and more with the open countryside. • There are significant constraints to integrate the site with the exiting community due to lack of footpaths requiring pedestrians to travel along Huntingdon Road, which would require mitigation. In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it: • Would create transport and safety impact for pedestrians due to lack of pedestrian connections to the main village and services • It is removed from the main village of Abbots Ripton having little relationship to the village creating isolated developed in the countryside.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to pedestrian safety impacts and isolated location removed from the main village and services.	N/A	N/A

Updates after the Initial Assessment

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Abbots Ripton 6: Sapley Park Garden Village

Site reference	Abbots Ripton 6
Site name	Sapley Park Garden Village

Site address	Parish(es)	Site area (ha)
Land to the North of the A141 Huntingdon, East of Alconbury Weald and South of Abbots Ripton	Abbots Ripton; Huntingdon; Kings Ripton; The Stukeleys	579.66ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable homes - Specialist housing - Custom and self build housing - Nursing and care homes Commercial: - Employment - Retail - Commercial leisure uses Infrastructure: - Supporting infrastructure e.g. schools, community centres etc. - Health uses - Transport and parking/lorry parking - Renewable energy Open space uses: - Natural, green or open spaces - Biodiversity net gain - Land to safeguard against flooding	7,000 market and/or affordable homes (40% affordable). All remaining residential to be confirmed. 20ha employment land Retail - 4 local centres 11.5ha for sports hub (commercial leisure uses). 3 primary schools and 1 all through school. All remaining infrastructure uses to be confirmed, there is an existing solar field on site that could potentially be relocated. 27ha public open space. 60ha country park.	Available 2024-2028 Build out 25 years depending on phasing

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
	200ha productive landscape (note supporting documentation refers to 192ha).	

13.4 Within the Masterplan document submitted by the site promoter a number of smaller scale development options were presented ranging from a site of 81ha and 1,800 dwellings immediately north of Huntingdon to 113ha and 2,700 dwellings from Huntingdon to Abbots Ripton and finally 2 further options including the whole site. As the site promoter specifically references the whole site in their submission this is the area that has been assessed.

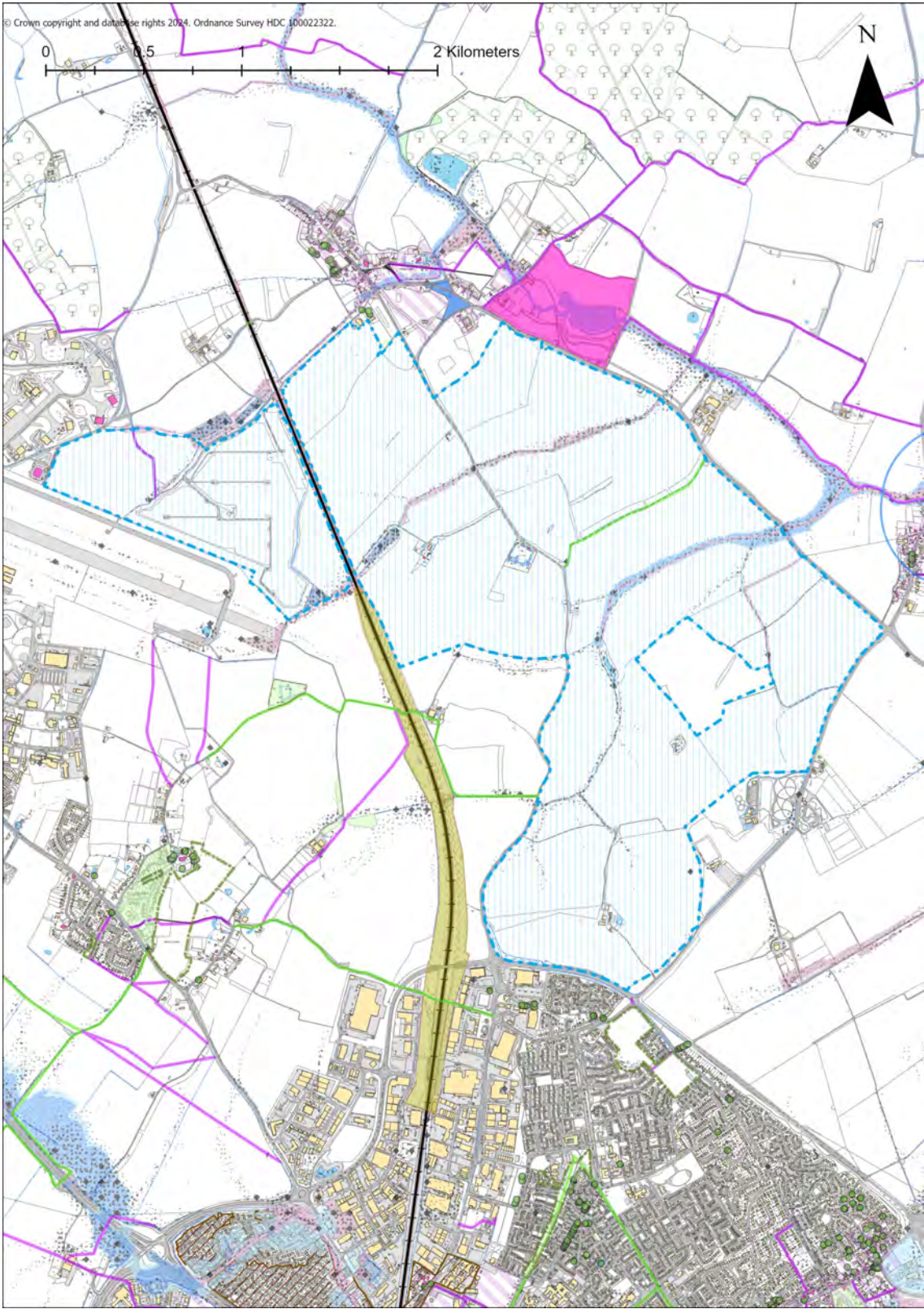
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 197
Relevant planning history	Application: 19/02438/S73 Proposed development: Variation of condition 2 of 1301218FUL to provide for a 10 year extension in the planning permission period of the life of the Solar Farm Status: Approved Application number: 1301218FUL Proposed development: Development of a renewable energy solar farm, to include the installation of solar panels, transformer rooms and plant, access and on-site tracks, security fencing and cameras, landscaping and other associated works. Status: Approved HELAA (December 2017): North East of Alconbury Airfield HELAA (December 2017): Sapley Park Farm HELAA (December 2017): North East of Alconbury Weald (part of the submitted site falls within this HELAA site)
Land type	Majority greenfield land and some garden land

Current use of the site	Majority agricultural land and some garden land
Supporting information	Illustrative Masterplan Location Plan Sapley Park Farm Vision Sapley Park Garden Village Call for Sites Submission Sapley Park Garden Village Issues Engagement Submission Sapley Park Garden Village Landscape and Visual Impact Assessment Sapley Park Garden Village Masterplan Opportunities Document

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	1.81% of the site is within floodzone 3b (10.47ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1 (approximately 564ha), flood zones 2, 3a and 3b are present running along two drainage channels running east to west, one within the northern quarter of the site leading to a reservoir and one along the middle of the site, there is some risk from surface water flooding on the site with approximately 2.88% at medium risk in similar locations and following drainage. The majority of the site is classified as grade 2 agricultural land with a negligible portion to the west (associated with the former Alconbury Airfield) non agricultural land. The site is situated within the Central Claylands characterised by gently undulating farmland and airfields such as at Alconbury which is in the process of mixed-use residential led redevelopment. Large scale field patterns with few hedgerows or hedgerow trees, gives rise to a predominantly open landscape. The submitted site comprises two parcels of land. The western parcel is approximately 84 hectares and falls predominantly within the Parish of The Stukeleys and a smaller extent within Abbots Ripton, it is situated west of the East Coast Mainline railway line which separates the site from the remaining proposed parcel of land. The site connects to the north eastern boundary of strategic allocation <i>SEL 1.1 Former Alconbury Airfield and Grange Farm</i>, construction is currently underway south west of the proposed parcel; an outline application for residential development on Grange Farm to the south of the site is pending consideration (19/01341/OUT). The western boundary abuts land currently masterplanned for residential development with a 'heritage area' immediately adjoining the western boundary, which includes three Grade II* listed buildings, and a sports hub to the south west. Development would have to provide mitigation measure so as not to detrimentally impact the heritage area to the west and integrate the new community with existing facilities. The site promoter identifies an underground railway crossing point within the site, which joins Rectory Lane heading towards Abbots Ripton which could join the entire proposed development, however this is currently best suited for active travel uses and occasional farm related movements, this may require significant upgrades. The ability to connect the proposed residential development to the strategic allocation at present offers no current opportunities meaning that integration with residential development - once built - would be extremely difficult to achieve. The site includes a large solar farm, associated infrastructure and secure fencing which takes up approximately two thirds of the land, with the remaining land arable farmland; one field to the east and two to the west. Overhead powerlines cross the site and tributary streams and ditches within and around the site, some connecting to reservoirs north and south of the site. The site can be clearly seen from public rights of way to the north and from glimpses from the East Coast Mainline. A tree belt screens the northern boundary of the solar farm and a Great Stukeley Railway cutting SSSI abuts the south eastern corner. Some strategic landscaping may be required to transition the site into the wider countryside to the north and impact on sites of ecology	
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and biodiversity value would require assessment. Noise air and light pollution (including vibrational) will impact the eastern edge of the site and require mitigation. There are no tree preservation orders affecting the site. The eastern parcel is more sizeable stretching from Huntingdon to Abbots Ripton, sandwiched between the East Coast Mainline to the west and the B1090 to the east. The A141 forms the southern boundary and Sapley Road / Kings Ripton Road the south eastern boundary. Huntingdon Road / Abbots Ripton Road runs through the centre of the northern half of the site continuing south to form the south western boundary of the site. The eastern parcel falls within the parishes of Abbots Ripton, Huntingdon, Kings Ripton and The Stukeleys. Just over 14.5 hectares of land located just south of the centre of the site has not been included within the site submission creating a pocket of land that would remain outside the influence of the landowner/developer. The southern boundary is screened intermittently by trees and hedgerow, however views can be seen into the site and into the distance. Views from Sapley Road are screened by trees until just past Jubilee Park (Huntingdon's multiuse sports facilities) after which views can be seen clearly into the wider site and open countryside. Jubilee Park Huntingdon Crematorium and a rally centre sit just outside the site boundary. The boundary of the site with the B1090 includes intermittent planting and hedgerow however the site can be clearly seen from here at various locations. The site cannot be seen from 'The Green' (a lane) in Abbots Ripton, but could be clearly seen from a private access road which forms the north western edge and further afield from Rectory Lane through the uniformly spaced tree line. Although trees and hedgerow are present in locations along Huntingdon Road / Abbots Ripton Road views into the site and from within the site demonstrate a clear countryside setting, glimpses of the site can also be seen from the East Coast Mainline. A public right of way dissects the eastern parcel of land running east to west from the B1090 to Huntingdon Road / Abbots Ripton Road a dense tree belt predominantly screens the northern part of the site, however long distance views can be seen from here across the central and southern parts of the site. The land is undulating ranging in heights of around 48m AOD to 25m in general with valley features running east to west through the north centre and south of the site and entering the south eastern boundary, the southern eastern point reflects its proximity to the River Great Ouse and respective valley. The undulating nature of the site would mean development could have a significant impact on the wider landscape meaning mitigation would be required and consideration of building elevations within its context to minimise detrimental impact. Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir (near the railway line and Wild Goose Leys) the site is split into multiple arable fields. Two TPOs and three tree preservation areas are located in the north of the site (Tree Preservation order L/TPO/2018/007). Great Stukeley Railway cutting SSSI abuts part of the north western edge of the site. Development could impact the ecology and biodiversity value of parts of the site. Strategic landscaping would be required to transition the site into the wider countryside and impact on the village	
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13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

of Abbots Ripton to the north and Kings Ripton to the east. Integration with the existing residential community of Huntingdon would require safe crossing points across the busy A141. Heritage and residential and agricultural buildings are present within and adjacent to the site, these include a Grade II listed building and Registered Park and Garden on north eastern edge (Abbots Ripton Hall) across the road (B1090) and a listed building Grade II Wild Goose Leys, a house with associated agricultural buildings, within the site itself which is situated towards the north western area. Just south of this is Bellamy's Grove a scheduled monument - a moated site. Towards the southern quarter of the site is another scheduled monument, The Moat, a motte and bailey castle. Sapley Park Farm (residential and agricultural buildings sits within the southern extent of the site. Mount Pleasant, a residential property is also within the northern extent of the site situated on Huntingdon Road and further north near Home Farm a single storey commercial building with car parking and a large agricultural building are present. Grange Cottage a residential sits within the north eastern boundary on the B1090. The site proposal would be required assessment of, mitigation and integration of existing buildings and heritage assets. Presence of the East Coast Mainline means that noise air and light pollution (including vibrational) will impact the western edge of the site and require mitigation as would the presence of the crematorium to the east and overhead powerlines are present on site In general across both parcels of land no known oil pipelines or buffer zones cross the site and the site is not within a mineral safeguarding area or a water recycling area. A high pressure gas main runs north to south, close to the eastern side of the railway line. The site is predominantly greenfield agricultural land and offers no opportunities to contribute to regeneration.		vibrational and pollution mitigation measures to ensure a high quality residential environment. The impact of the crematorium to the east would also require mitigation within the development. Access to the site could be achieved from multiple locations. Access to A and B road networks would provide good long term road connectivity and assist with the logistics of construction. Transport impacts due to the size of the site would require potential major infrastructure requirements to enable the current roads to accommodate the increase in traffic as a result of the development. The proposed rerouting of the A141 will dissect the site and integration of residential parcels of land would require additional infrastructure to compensate. Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing residential area of Huntingdon - for example foot and cycle bridges as there is no segregated footway or cycleway along the A141 to allow connectivity into Huntingdon. Integration of the western Parcel with <i>SEL 1.1 Former Alconbury Airfield and Grange Farm</i> would be difficult to achieve as layout of these sites may already be set meaning there is no opportunity for through routes into these developments. Additionally integration with these sites could not be achieved until build out on these are achieved. Careful masterplanning and strategic landscaping would be required to integrate heritage, natural assets, residential buildings and uses such as Jubilee park and the crematorium into the wider site and minimise impact on the villages of Abbots Ripton and Kings Ripton, the undulating nature of the site would mean development could have a significant impact on the wider landscape meaning mitigation would be required and consideration of building elevations within its context to minimise detrimental impact.	
Availability The site is within single family control and ownership and development is supported by all landowners. It is unclear whether there are any legal restrictions on the site. The site is available from 2024-2028, delivery of the site will be controlled by the Abbots Ripton Estate, the precise mechanism is yet to be determined. Build out is estimate to take around 25 years depending on phasing.	+	The site promoter proposes accessible network of streets, paths and cycleways, a high quality bus corridor and note that a proposed railway station at Alconbury Weald would provide additional public transport options for residents. four local centres are proposed and additional facilities to supplement Jubilee Park. Landscape solutions are proposed to mitigate the impact on the conservation Areas of Abbots Ripton and Kings Ripton including strategic 'productive landscape' (glamping, orchards, grazing/ arable pasture land, community gardens, woodland blocks, wildflower meadow etc.) in the north and along the B1090. Valley features would be incorporated into the development. Landscaping and set back of development is also proposed to mitigate against the impacts of the railway. Country parks would be provided in western parcel and one separating southern and western communities in the eastern parcel. Current woodland blocks would be retained and the SSSI and heritage assets would be incorporated into the design of the development. Advice has been taken address the location of residential development in relation to the gas pipeline. Schools and four local centres are proposed to meet the needs of the new development.	
Achievability Gas, mains water and electricity supply are noted as being accessible from within the site and digital and telecommunications infrastructure from the site boundary. Overhead powerline routes traverse the site, mitigation would be required to relocate the powerlines underground, or mitigate their presence, which could impact viability of the site. Presence of a high pressure gas would require careful consideration of the layout of the site, but due to its size is not anticipated to affect its achievability. The presence of proposed residential development near to the East Coast mainline railway would require substantial noise,	~		

Deliverability / developability There are no known legal or ownership constraints. Major infrastructure would be required to facilitate development. Significant mitigation would also be required including from the railway, crematorium, heritage and natural assets, existing buildings etc. The site is available from 2024-2028, delivery of the site will be controlled by the Abbots Ripton Estate, the precise mechanism is yet to be determined. It is considered that the western parcel would be difficult to achieve due to issues with integration with proposed allocated development. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is wholly greenfield and predominantly grade 2 agricultural land • The majority of the site is within flood zone 1 (approximately 564ha), flood zones 2, 3a and 3b are present, there is some risk from surface water flooding. • There is potential for enhanced public transport connections via the Guided Busway and Alconbury railway station, however these schemes are not confirmed without this private transport could dominate. • The site may impact on SSSI, heritage assets (listed buildings and scheduled monuments) and is close to conservation areas in Abbots Ripton and Kings Ripton. • There are opportunities for active travel and significant open spaces with opportunities for blue/green corridors. • There are opportunities to address the impacts of climate change, including flood risk, buildings and energy storage. • The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside. • Presence of the East Coast Mainline, proximity to the crematorium current A141 and proposed rerouting of the A141 will present issues with noise, air, vibrational and light pollution. • Proposals for 192ha of greenspace, green and blue networks, employment, local centres provide some foundation for sustainable place-making however, health and community centres are to be confirmed. • Integration of the western parcel with Alconbury Weald and across to the main site may be difficult to achieve
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In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable placemaking. • The achievability of the development in the western parcel and links to Alconbury Weald is unclear and therefore should be removed from the proposal unless further evidence is provided. • Noise, air, vibrational and light pollution in association with East Coast Mainline, the crematorium current A141 and proposed rerouting of the A141 will require mitigation. • The proposed rerouting of the A141 will dissect the site and integration of residential parcels of land would require additional infrastructure to compensate. • Flood mitigation would be required. • Impact on SSSI, heritage assets (listed buildings and scheduled monuments), TPOs, Tree Preservation Areas and conservation areas in Abbots Ripton and Kings Ripton would require assessment and mitigation. • Landscaping and separation from Abbots Ripton and Kings Ripton would be required to prevent coalescence and retain character of the small villages. • Safe integration and crossing points across the A141 to Huntingdon should be investigated to minimise car travel. • Mitigation of overhead powerlines and high pressure gas would require careful consideration and may influence the layout of the site, but due to its size is not anticipated to affect its achievability. • Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. • Transport impacts due to the size of the site would require assessment.

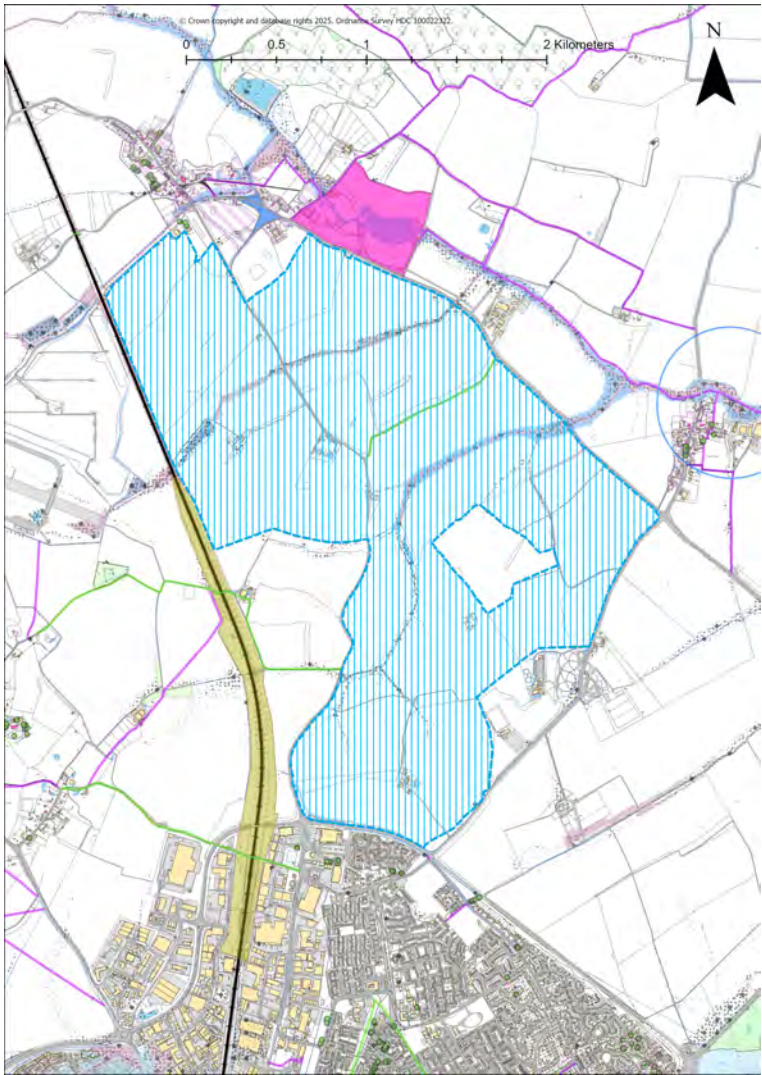
HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 579.66ha.	The net developable area is 259.66ha	Available post 2028 subject to allocation
Removal of approximately 83ha to represent the western parcel of land which is currently considered unachievable.	21ha is deducted for 3 two form entry primary schools and an all through school.	Build out over 25 years
Proposed site area minus western parcel	4.5ha is deducted for 3 local centres and a community centre	
	20ha is deducted for employment land	

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
579.66ha - 83ha = Gross site area =496.66ha Removal of the following land informed by the submitted documentation (with amendments): - Removal of 45ha for proposed country park (reduced from 60ha to discount country park outlined within the western parcel). - Removal of 192ha of productive landscape to provide separation from Abbots Ripton and Kings Ripton and to provide multiple health, ecology, social and biodiversity benefits. Net developable area = 259.66ha (496.66ha - 45ha - 192ha)	11.5ha is deducted for a sports hub 0.5ha is deducted for a community centre Remaining land for residential = 202.16ha (259.66ha -21ha - 4.5ha- 20ha -11.5ha - 0.5ha) Mixed densities to reflect a range of densities reflective of large developments. 3% of land at very high density 145dph. 6.0648ha x 145dph = 879 homes 7% of land at high density 85dph. 14.1512ha x 85dph = 1,203 homes 25% of land at moderate density 50dph. 50.54ha x 50dph = 2,527 homes 55% of land at low density 35dph. 111.188ha x 35dph = 3,892 homes 10% of land at very low density 25dph. 20.216ha x 25dph = 505 homes 9,006 total homes Note: this calculation is indicative and may be subject to review if there is further certainty on the prospects of A141 coming forward and dissecting some of the site, it is not taken into account in the above.	

Updates after the Initial Assessment

In the Autumn 2024 consultation, the site promoter stated that in response to the LAA they would like to withdraw the area of the site to the west of the East Coast mainline railway in recognition that it is unlikely to be deliverable with the plan period currently proposed. This western parcel is therefore withdrawn from further consideration at this time, this brings the site area down to 496.66ha:

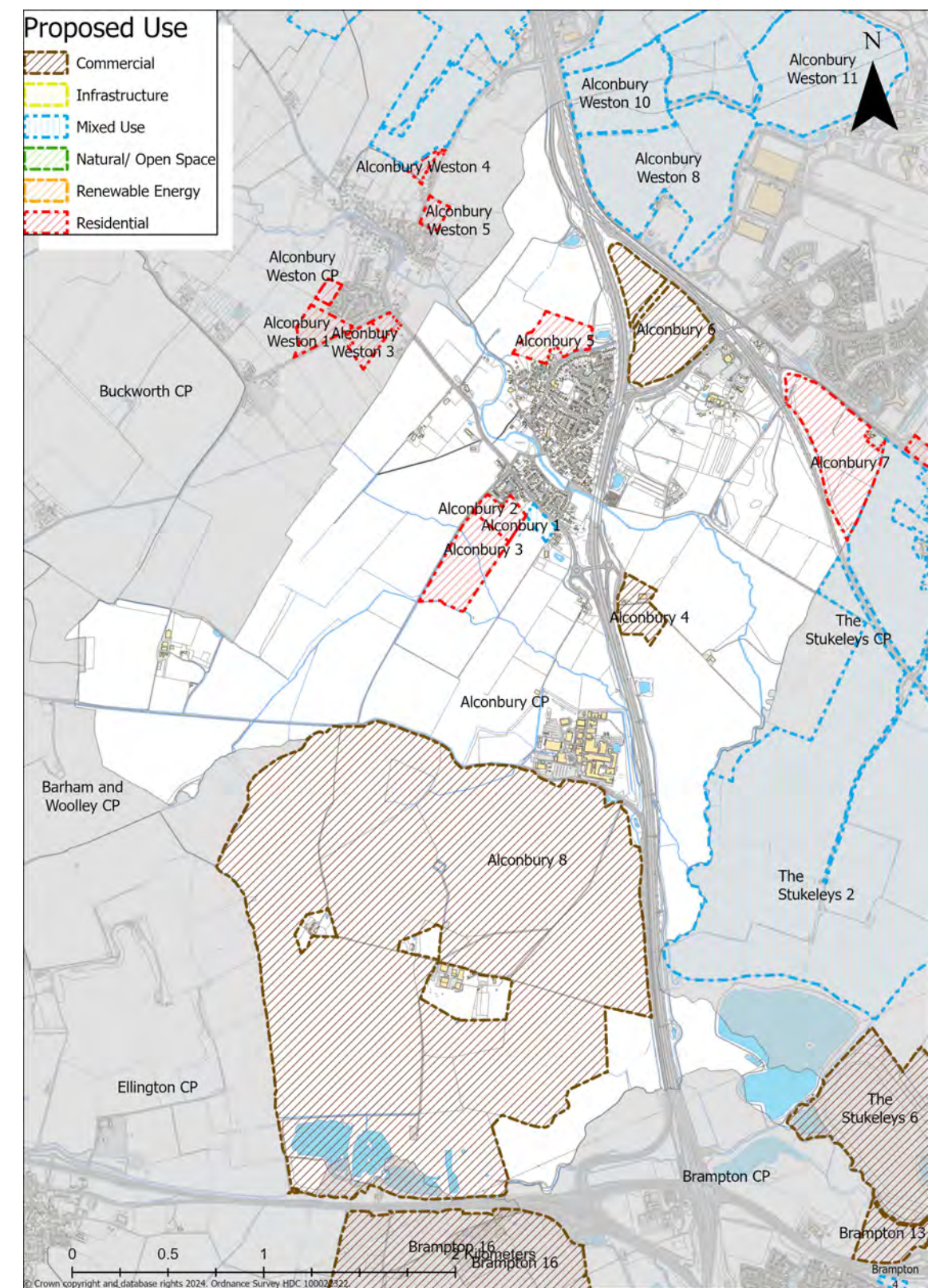


Alconbury

13.5 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alconbury 1: Land South of Great North Road, Alconbury

- Alconbury 2: Land to the East of Globe Lane (smaller site), Alconbury
- Alconbury 3: Land to the East of Globe Lane (larger site), Alconbury
- Alconbury 4: Brooklands Farm, land to the East of A1 junction 13, Alconbury
- Alconbury 5: Land to the North of School Lane, Alconbury
- Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury
- Alconbury 7: Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury
- Alconbury 8: Land at Weybridge Farm (Brampton Cross) - this site also partially falls within Ellington parish. As the majority of the site falls within Alconbury parish, the site has been assessed here instead. A link to the site can also be found within the Ellington section of the Western Huntingdonshire LAA document.



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Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

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



Alconbury 1: Land South of Great North Road, Alconbury

Site reference	Alconbury 1
Site name	Land South of Great North Road, Alconbury

Site address	Parish(es)	Site area (ha)
Land to the south of Great North Road and north of Homefield Farm, Alconbury	Alconbury	1.40ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Commercial: Employment Logistics, distribution	Up to 40 homes Regarding commercial uses the site promoter notes that given the location near to the A1M junction the site may be suitable for some employment or even logistics use which may form part of a mixed use development.	Available 2023 Build out over 1 year

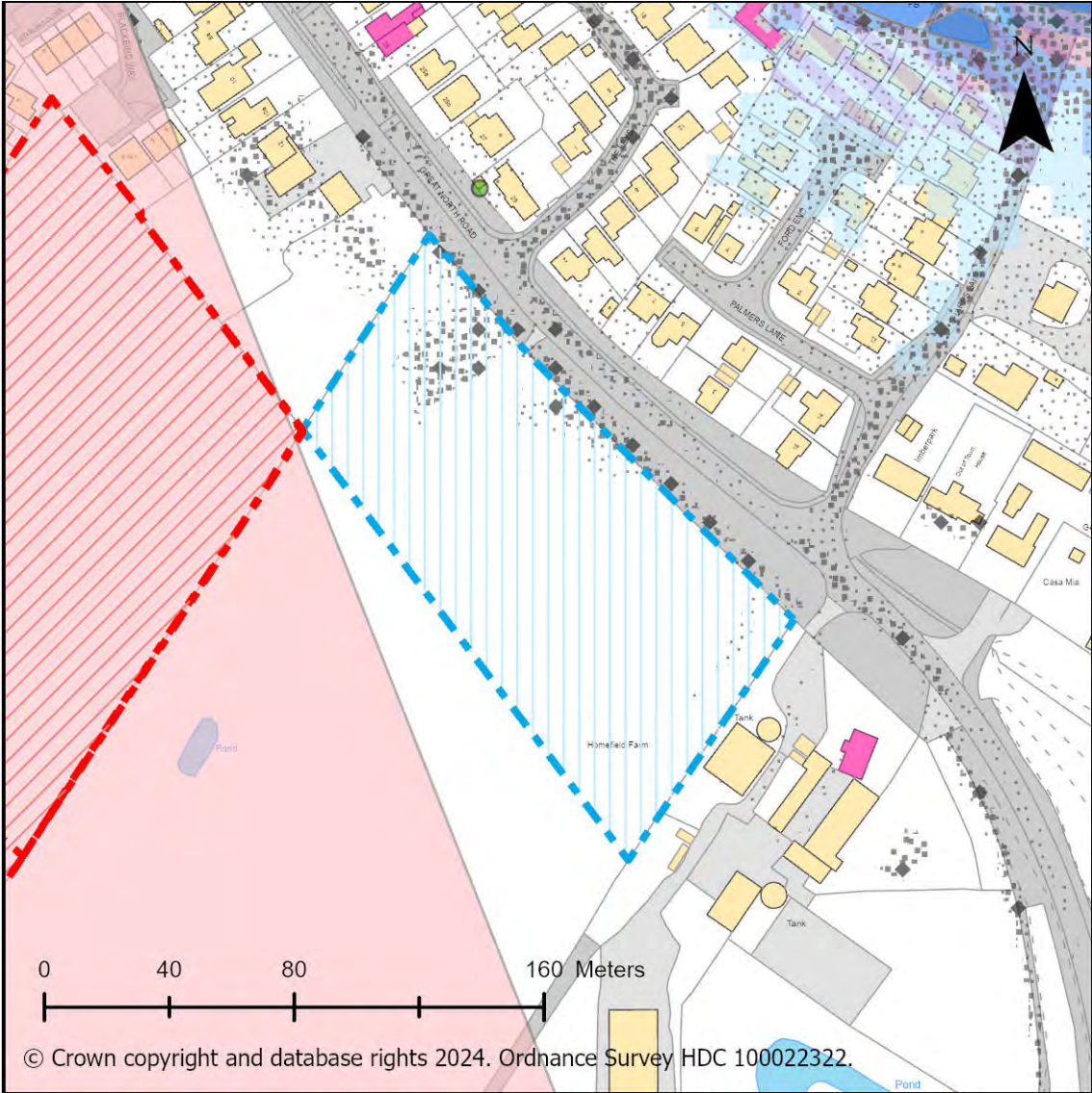
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:164
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1, risk of surface water flooding is present on a small portion of the site. It is located on the southern edge of Alconbury village and is classified as urban land meaning the best and most versatile agricultural land will not be affected. The land slopes gently down the south eastern edge of the site towards Homefield farm but is of similar elevation to the surrounding land. It has no built structures within it. Aside from a few trees forming a circular like feature located at the northwestern side of the site, the site contains no features. The site is bounded by trees and hedges on the northern, eastern and western borders which provides screening from the adjoining road to the north and Homefield Farm to the east. About a 30 m belt of non-coniferous trees separates the site from residential development to west. The site is exposed to the countryside which adjoins the site to the south requiring some landscaping, in keeping with other residential properties to the west. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. However, the site is in close proximity to a listed building located to the east of the site. The site can potentially be accessed from Great North Road adjoining the site to the north which connects to the A1 (M) motorway less than 500 m east of the site. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site. It sits entirely within a sand and gravel minerals safeguarding area.	+
Availability The site is in single company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. Build out is estimated to take 1 year.	+
Achievability Gas, mains water, electricity supply and digital telecommunications infrastructure are all notes as being accessible from the site boundary. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from the Great North Road and is situated less than 500 m east of the A1 (M) motorway. There are no built structures on the site that require clearance. The site promoter seeks residential uses of up to 40 homes or mixed used development comprising residential development	+

and employment uses given the site is located near the A1(M) junction. Landscaping will be required to mitigate the impact of the site on the countryside. Also, the site being within the setting of a listed building (Home Field Farm) to the east means that any future development will need to be sensitive to its impact the setting of the listed building. The site promoter notes that the site's location next to the A1 would minimise traffic impacts upon the village.	
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping and the impact on the setting of a listed building should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk, some surface water flood risk is present. • The site is greenfield urban land. • Landscape impact would be minimal but has the ability to impact the wider landscape to the south • The site is close to local services and facilities and employment opportunities, with the potential for further onsite employment opportunities. • The site is near to some listed buildings which would require consideration in terms of design, layout. • The presence of the A1 has the potential to cause light, noise odour or visual pollution as may potential proposed employment uses • The site promoter proposes 40 homes and the potential for mixed use, the density of homes is higher than the surrounding area. • It is not considered that logistics/distribution would be a compatible use with a small scale residential due to impact of noise, light and vibrational impact, employment use would have a lesser impact.

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

- Has potential to provide development of a scale that could be integrated into the existing place for residential or mixed use employment/residential.
- Would require retention of trees and hedgerows and mitigate landscape impact to the south.
- Requires flood mitigation.
- Would require sensitive design and layout to ensure the townscape and listed buildings are not detrimentally impacted.
- May require a heritage impact assessment.
- May need assessment and mitigation of pollution from the A1.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.40ha 90% net developable area to mitigate against landscape impact and flood risk. $1.40\text{ha} \times 90\% = 1.26\text{ha}$	Option 1: Net developable area of 1.26ha Residential - Market and/or affordable housing Very low density of 25 dph to reflect development to the north. Capacity = $1.26\text{ha} \times 25\text{dph}$ = 32 homes	Available post 2028 subject to allocation Build out 1-3 years
	Option 2: Net developable area of 1.26ha Commercial/ Residential split of 40/60% Commercial - Employment.	

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Land area of 40%: $1.26\text{ha} \times 40\% = 0.504\text{ha}$ Employment on 0.504ha at 0.35 plot ratio Capacity = $(0.504\text{ha} \times 0.35) \times 10,000 = \mathbf{1,764\text{ sqm}}$ Residential - Market and/or affordable housing. Land area of 60%: $1.26\text{ha} \times 60\% = 0.756\text{ha}$ Very low density of 25 dph to reflect development to the north. Capacity = $1.26\text{ha} \times 25\text{dph} = \mathbf{20\text{ homes}}$	

Updates after the Initial Assessment

Since the Land Availability Assessment was originally undertaken, the site's potential development use has been confirmed as residential rather than mixed use or employment.

Alconbury 2: Land to the East of Globe Lane (smaller site), Alconbury

Site reference	Alconbury 2
Site name	Land to the East of Globe Lane (smaller site), Alconbury

Site address	Parish(es)	Site area (ha)
Land to the east of Globe Lane, Alconbury, PE28 4WH	Alconbury	3.50 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space Uses: Natural, green or open spaces	74 homes Whilst the site promoter is not proposing a standalone open space use, the development would include the provision of open space and play and sport provision to support the local community.	Available 2023 Build out over 2 to 3 years

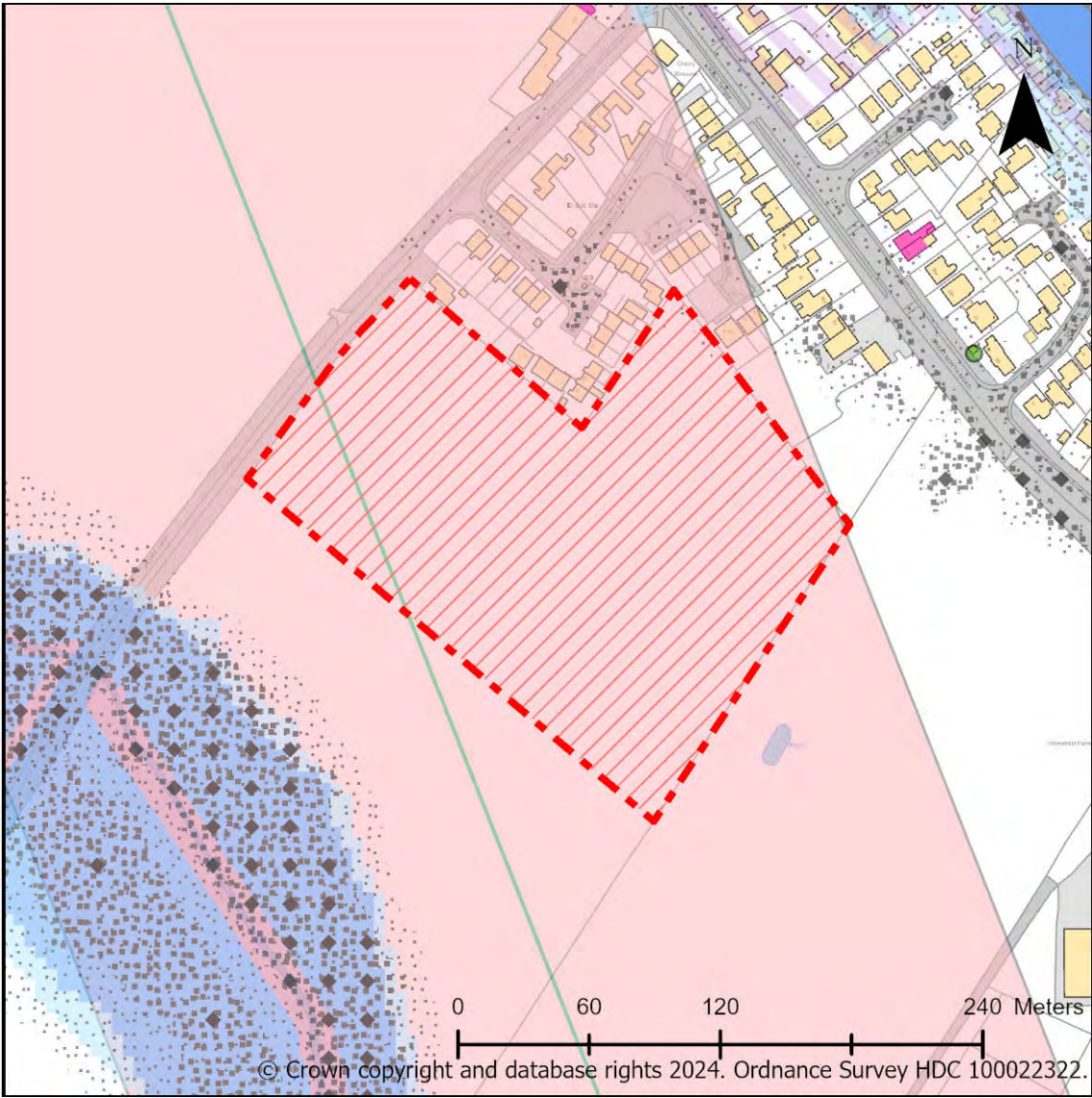
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:359
Relevant planning history	HELAA (December 2017): East of Globe Lane, Alconbury (064)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Design and Principles Concept (July 2023)

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 and has no risk of surface water flooding. The site is mostly classified as urban land; however, a small portion of the western edge of the site is classified as grade 2 agricultural land. The site is in arable use. The site is within an area of undulating countryside and contains no built structures or features. The northern boundary	~
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comprises trees and hedging which provides screening from the adjoining residential properties. The southern has very few hedging which makes the site visible from the road and countryside. Although the site is visible from the adjoining agricultural land which to the south and in long views from the open countryside, 15 ha of adjoining land to south has been put forward for potential allocation and development (Alconbury 3). The site is exposed to agricultural land to the east, with the built development of Homefield Farm beyond to the east. The proposed development may be compatible with the neighbouring residential use, but development may impact the surrounding landscape. There are no known pollution or contamination constraints affecting the site. Although no gas pipeline infrastructure affects the site, an oil pipeline runs through the south western corner of the site with a buffer zone covering the entire site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from Globe Lane adjoining the site to the west which connects to the Great North Road about than 200 m north of the site. A transport assessment and an enhancement of the Globe Lane (a narrow lane) may be required to ensure appropriate access can be achieved from Globe Lane without any adverse transport impact. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site. It sits entirely within a sand and gravel minerals safeguarding area.	
Availability The site is in single company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. The site is available now and build out is expected to take 2-3 years based on one housebuilder developing the site at a rate of 35 dwellings per annum	+
Achievability Accessibility to electricity, gas, water and digital and telecommunications infrastructure from the site boundary is noted as unknown. The site comprises broadly level ground and there are no known topological challenges. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. An oil pipeline infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of properties, this would require further investigation. The site can potentially be accessed from Globe Lane adjoining the site to the west which connects to the Great North Road about than 200 m north of the site, further evidence would be required to establish safety of access from Globe Lane and and that any adverse offsite transport impacts can be adequately	~

mitigated. There are no built structures on the site that require clearance. The site promoter seeks residential uses of 74 homes. Landscaping will be required to mitigate the impact of any future development on the countryside. The site promoter notes that The site would have access from Globe Lane and technical work is underway to demonstrate that safe, appropriate access can be provided from Globe Lane, and that any adverse offsite transport impacts can be adequately mitigated. The Design and Principles Concept document proposed 140 homes (in contrast to the 74 proposed with the site submission), a 1ha multifunctional community park with community gardens, orchard and play areas. Landscape treatment on the southern edge of the development is proposed and a low-speed, pedestrian friendly environment.	
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, transport impacts and impact on oil pipeline infrastructure and buffer zone should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial or surface water flood risk. • The site is predominantly classified as urban land with the remainder of the land on the western side being grade 2. • The site is close to local services and facilities and employment opportunities. • The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. • The site relates well to the existing area, sitting south residential properties at Lark Way. • The site would need to address landscape impact to the south, east and west. • Access would be from Globe Road, a narrow lane, safety and transport impact may be an issue. • The site promoter proposes 74 homes at a density similar to the surrounding area.
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In combination the outcomes of the LAA and SA indicate that the site: • The site has the potential to be suitable for development. The site is located as such that it could be effectively masterplanned to become part of the existing community. • Would require landscaping to address the impact on the surrounding countryside • Access from Globe Road would require confirmation, as a narrow lane, safety and transport impact would require assessment. • An oil pipeline infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of properties, this would require further investigation.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.50 ha 70% net developable area to compensate for presence of oil pipeline and open space as set out in Design and Concept document. 3.50ha x 80% = 2.45ha	Net developable area of 2.45ha Residential - market and/or affordable homes. Very low density of 25dph to reflect edge of settlement location. Capacity = 2.45ha x 25dph = 61 homes Note: Capacity subject to change based on results of impact of oil pipeline.	Available post 2028 subject to allocation Build out over 2 to 3 years

Updates after the Initial Assessment

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Alconbury 3: Land to the East of Globe Lane (larger site), Alconbury

Site reference	Alconbury 3
Site name	Land to the East of Globe Lane (larger site), Alconbury

Site address	Parish(es)	Site area (ha)
Land to the east of Globe Lane, Alconbury, PE28 4WH	Alconbury	15 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space: Natural, green and open space	262 homes The site promoter notes that they are not proposing a standalone open space use, the development would include the provision of open space and play and sport provision.	Available 2023 Build out over 3 to 5 years

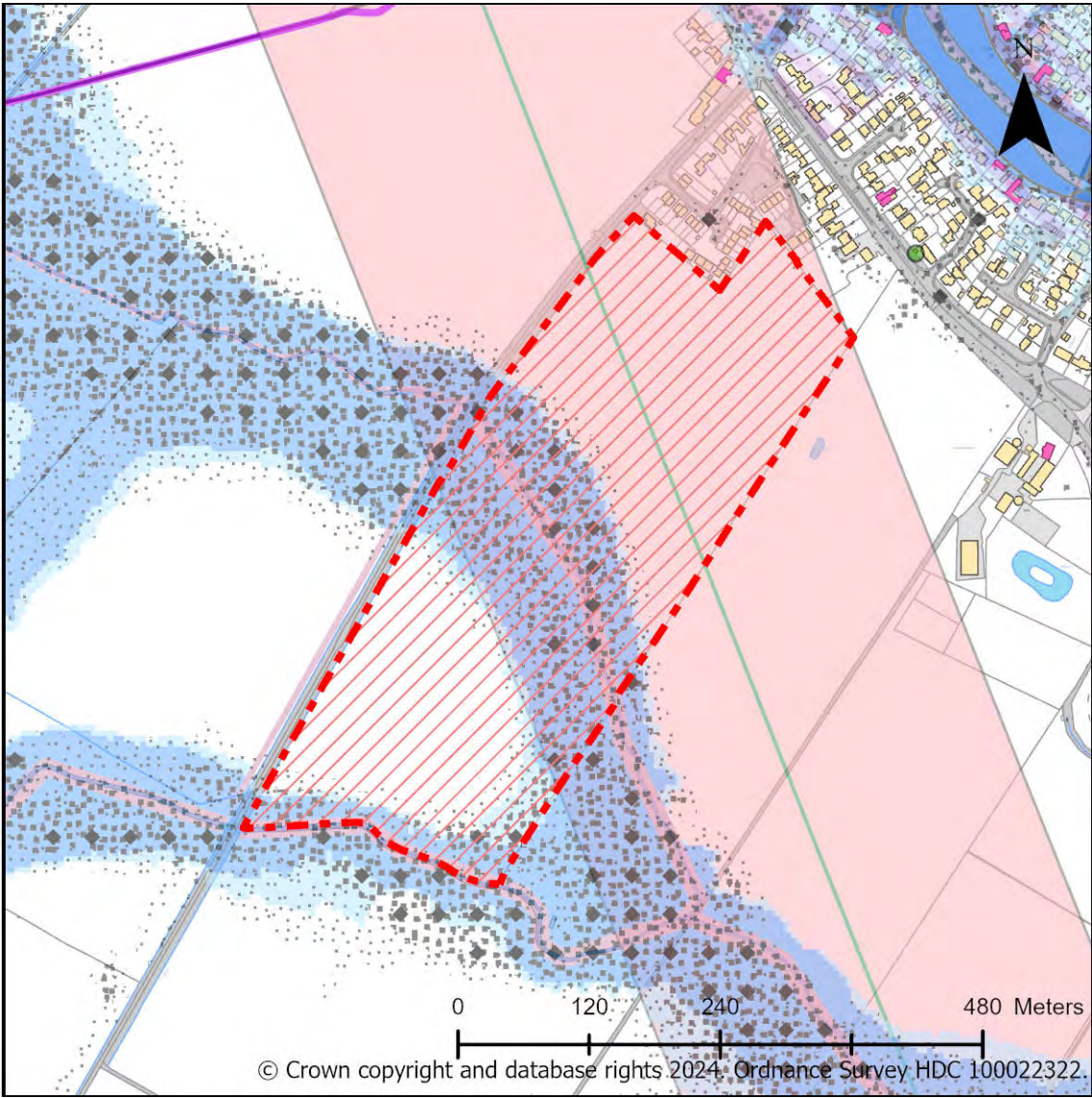
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:322
Relevant planning history	HELAA (December 2017): East of Globe Lane, Alconbury (064) - Northern third of the site only
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is predominately within flood zone 1, however, approximately 35% of site is within flood zone 2, 3a and 3b. The site has a risk of surface water flooding as it has a drainage running through it and it also adjoining the southern boundary. Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade	~
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2 and the remainder urban land. The site is within an area of undulating countryside and contains no built structures. It contains a narrow belt of trees and hedging that borders drainage running through the site from the northwest to the east. The western and southern boundaries comprise some trees and hedging providing very limited screening from the adjoining agricultural land and the open countryside. The site is exposed to the open countryside on east. The proposed development may be compatible with the neighbouring residential uses and development may impact the surrounding landscape.

There are no known pollution or contamination constraints affecting the site. Although no gas pipeline infrastructure affects the site, an oil pipeline and buffer zone runs through the northeastern area of the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from Globe Lane adjoining the site to the west which connects to the Great North Road less than 500 m north of the site. A transport assessment and an enhancement of the Globe Lane (a narrow lane) may be required to ensure appropriate access can be achieved from Globe Lane without any adverse transport impact

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site. It sits entirely within a sand and gravel minerals safeguarding area.

Availability

The site is in single company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and it is anticipated that planning permission would be acquired by the landowner following an allocation and the site sold to a housebuilder. Build out is expected to take 3 to 5 years

Achievability

Accessibility to electricity, gas, water and digital and telecommunications infrastructure from the site boundary is unknown. The site comprises broadly level ground and there are no known topological challenges. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. An oil pipeline infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of properties, this would require further investigation. The site can potentially be accessed from Globe Lane adjoining the site to the west which connects to the Great North Road about less than 500 m north of the site, , further evidence would be required to establish safety of access from Globe Lane and and that any adverse offsite transport impacts can be adequately mitigated. There are no built structures on the site that require clearance. Landscaping will be required to mitigate the impact of the development of site on the countryside. Also, flood risk assessment would be required to access and mitigate the impact of flooding on development.

The site promoter seeks residential uses of 262 homes. The site promoter is not proposing a standalone open space use, the development would include the provision of open space and play and sport provision to support the needs of future residents and benefit the local community. No Design and Concept document has been provided as it was for the smaller site - Alconbury 2. They propose that access into the site is being designed by a highways consultant and technical evidence will be undertaken to advise on the design of the development and to demonstrate that the site is developable. It is proposed that residential development is located away from flood risk in the centre of the site and include drainage and biodiversity improvements. A masterplan would be provided.	
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, flood risk and transport impacts should be development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:
- The site is constrained by fluvial and surface water flood risk. - Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade 2 and the remainder urban land. - The site is close to local services and facilities and employment opportunities. - The site is of a size that could that could include a wide variety of types, sizes and tenures. - The site is of a size which may cause light, noise or visual pollution. - The site relates well to the existing area, sitting south residential properties at Lark Way. - The site is of a size that is likely to have a significant impact on the landscape or townscape representing a significant extension to the settlement (40%).

- Consideration of a smaller number of residential units would assist in integration of the proposed development.
- The site would need to address landscape impact to the south, east and west.
- Access would be from Globe Road, a narrow lane, safety and transport impact may be an issue as would future transport movements through the village.
- The site promoter proposes 262 homes at a density similar to the surrounding area.

In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as:

- Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community.
- The site is of a size that is likely to have a significant impact on the landscape or townscape representing a significant extension to the settlement (40%).
- Access would be from Globe Road, a narrow lane may present safety and transport impacts and significantly increase transport movements through the village, which would require further assessment and mitigation.
- An oil pipeline infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of properties, this would require further investigation.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to scale, impact on landscape and townscape and transport/safety impacts.	N/A	N/A

Updates after the Initial Assessment

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Alconbury 4: Brooklands Farm, land to the East of A1 junction 13, Alconbury

Site reference	Alconbury 4
Site name	Brooklands Farm, land to the East of A1 junction 13, Alconbury

Site address	Parish(es)	Site area (ha)
Brooklands Farm, land to the east of A1 junction 13, Alconbury PE28 4WZ	Alconbury	5.68ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics, distribution Open space: Biodiversity net gain Land to safeguard against flooding	25,000 sqm of employment use or logistics/distribution 0.5 ha for biodiversity net gain 0.15 ha for flooding safeguarding in the east of the site	Available 2024 - 2028 Build out over 1 to 2 years

Core information

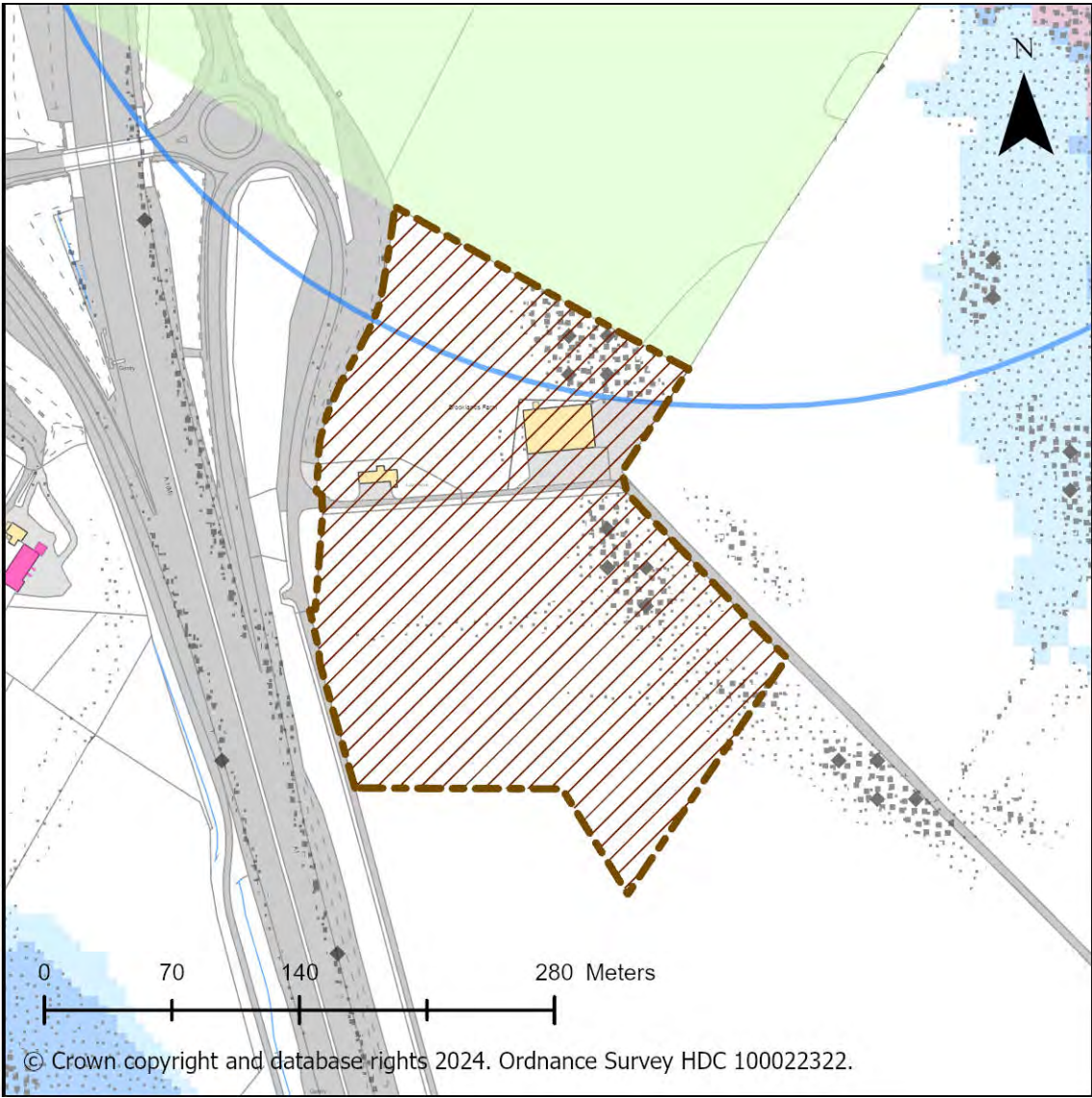
How was the site identified?	Call for sites 2023 submission: site reference – CfS:329
Relevant planning history	Application number: 0602621FUL Proposed development: Change of use of agricultural building to storage (B8) Outcome: Approved
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land with residential property

Supporting information	None submitted
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Yes (there is over 0.25ha outside water recycling area)	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1, there is risk of surface water flooding within the east of the site. The site is approximately half grade 2 agricultural land (in the east) and half grade 3. The site is within an area of mostly flat land but is a bit lower in elevation to the surrounding land. It contains a track that splits the site into two parts; the northern part	~
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contains two built structures a residential property and an agricultural building. It lies to the east of the A1(M) junction and is separated from the A1(M) junction by about a 40m tree belt which gets narrower and more sparse southwest of the site making the southern portion of the site visible from the A1(M). It comprises some hedging on its western boundary and is exposed to the adjoining agricultural land and open countryside on the north, east and south. The site is highly exposed in both the local landscape and in longer distance views from the north, significant landscaping would be required to mitigate impact of the development. The proposed development may be compatible with the neighbouring agricultural use, but development would impact the surrounding landscape. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from a track road connects to the A1(M) west of the site. The site is partly previously developed land (a residential property), contribution to the reuse of previously developed land or regeneration is therefore negligible. Approximately 0.82 ha of the site is within the 400m buffer around a water recycling site, which may present odour issues and sits entirely within a sand and gravel minerals safeguarding area.	
Availability The site is in single family control and ownership who support its development. There are no known legal restrictions affecting the site and is currently in agricultural use may require relocated. The land promoter suggests the land is available from 2024-2028 and is likely to be delivered by a master developer either in isolation or in conjunction with a more extensive development. Build out is expected to take 1 to 2 years.	+
Achievability Mains water and electricity supply and digital telecommunications infrastructure are accessible from the site boundary access to gas supply is unknown. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from an existing farm access only arm of the junction roundabout providing connections to the A1(M) less than 500m northwest of the site. There are two built structures on the site that require clearance. The site promoter seeks commercial uses of 25,000 sqm and open space use of 0.65 ha. Landscaping will be required to mitigate the impact of the development of site on the countryside and the wider landscape and townscape. An appropriate assessment would be required to assess and address the impact of the development on the Alconbury Water Recycling Centre.	~
Deliverability / developability	~

There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping and impact of the water recycling centre should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial, but surface water flood risk is present. • The site is approximately half grade 2 agricultural land (in the east) and half grade 3. • The majority of the site is greenfield land. One residential property sits on the site making the prioritisation of previously developed land negligible. • The site is of a size that could provide open space within the site. • The site is not sustainably located close to local services and facilities or other employment uses. • Proximity of the A1 could subject future occupiers light, noise, odour or visual pollution. The site is not of a scale likely to cause substantial pollution. • The site sits within a water recycling area which means that the site may be susceptible to odour pollution. • The site is well located for employment uses with separate segregated access and close links to the A1. • It highly exposed in the wider landscape and more related to the countryside and agricultural uses. There is a large scale tree preservation area directly north of the site. • The site promoter proposes 25,000sqm of employment use or logistics / distribution which has the potential to provide high or low density employment uses.
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In combination the outcomes of the LAA and SA indicate that the site: • Is well located for employment uses with separate segregated access and close links to the A1. However the site is not in proximity to other compatible or complimentary uses and would therefore form a standalone employment site providing little opportunity for agglomeration or expansion of existing business uses. • Would require flood mitigation • May need to consider integration and compatibility of the residential property within the site . • Effective masterplanning of the site would be contingent on the assessment and impact on and of: the landscape, tree preservation order to the north, the water recycling area buffer zone.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 5.68ha 70% net developable area to mitigate against landscape impact, flooding, northern edge of site within water recycling area buffer zone and tree preservation area. 5.68ha x 70% = 3.976ha	Option 1 Net developable area of 3.976 ha. Commercial - Employment on 3.976ha at 0.35 plot ratio Capacity = (3.976ha x 0.35)*10,000 = 13,916 sqm	Available post 2028 subject to allocation Build out 1 to 3 years
	Option 2 Net developable area of 3.976 ha. Commercial - Logistics/distribution 3.976ha at 0.40 plot ratio Capacity = (3.976ha x 0.40)*10,000 = 15,904 sqm	

Updates after the Initial Assessment

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Alconbury 5: Land to the North of School Lane, Alconbury

Site reference	Alconbury 5
Site name	Land to the North of School Lane, Alconbury

Site address	Parish(es)	Site area (ha)
Land north of School Lane, west of A1(M)	Alconbury	6.30ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space: Natural, green or open spaces	95 homes Open space provision not identified.	Available 2023 Build out over 3 to 4 years

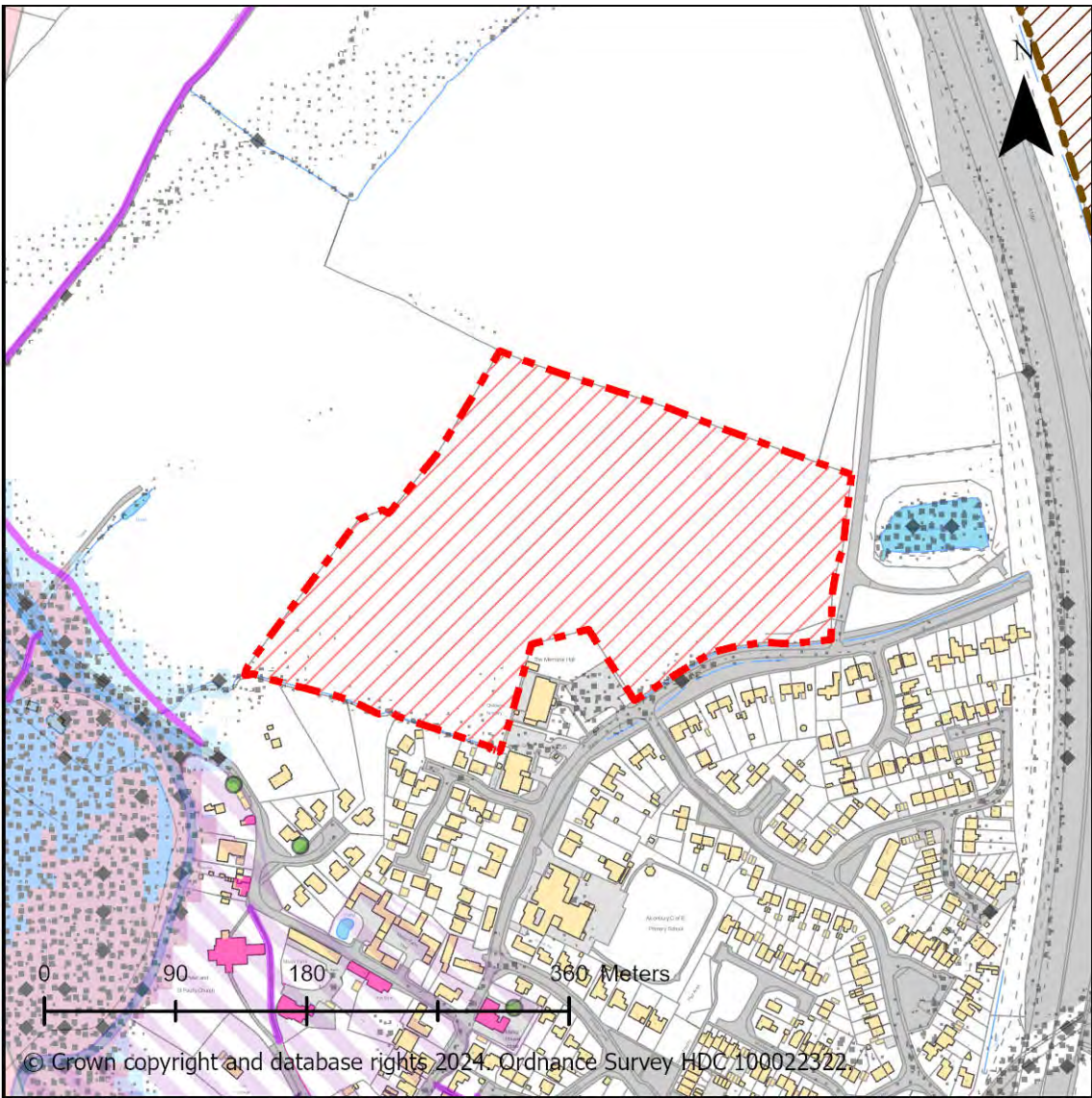
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:346
Relevant planning history	Application number: 18/70074/SCRE Proposed development: Screening Opinion - development of up to 140 residential units, open space, access and associated infrastructure. Outcome: Issued HELAA (December 2017): North of School Lane, Alconbury (059)
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	- Location Plan - Illustrative Masterplan (drawing number: SP-01/F) (September 2018)
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Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability Although the site is wholly within flood zone 1, the western part of the site is at risk of surface water flooding due to proximity to the Alconbury Brook which lies 200m west of the site. The site is wholly classified as grade 3 agricultural land. It contains no built structures. It rises gently from the southern boundary towards the northern boundary meaning that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. It is exposed to the open countryside on the northern and the western boundaries and forms a prominent landscape feature. Development on this site could have a significant impact on the landscape and setting of Alconbury. A small area of the north eastern boundary comprises a narrow belt of trees and hedging that	~
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extends out of the site. The site adjoins a track on its eastern boundary but mature trees surrounding a pond next to the road limits further visibility from the A1(M) east of the site and wider landscape. The southwestern boundary of the site comprises trees and hedging that provides screening from the adjoining residential uses and the Memorial Hall adjoining the site on the south. However, the site is exposed to the adjoining road and residential uses on its southeastern boundary. The proposed development is compatible with the neighbouring residential use. The proposed use for 95 homes would represent a disproportionate development on the edge of the settlement.

This site was previously put forward as an allocation in Huntingdonshire's Local Plan to 2036 (AL1 North of School Lane). The site was removed through the Local Plan examination process as it was included within the Local Service Centres category. This category was considered not to be required at the time. Residents noted current flood incidents, if taken forward a detailed flood risk assessment would be required to understand if this could be mitigated.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site or tree preservation orders affecting it. The site can potentially be accessed from School Lane which lies south of the site.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site. The western third of the site sits within a sand and gravel mineral safeguarding area.

Availability

The site is in single individual/company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. Build out is estimated to take 3 to 4 years.

Achievability

Access to water, electricity and gas supply are unknown as is digital and telecommunications infrastructure. The site comprises broadly sloping land meaning that proposed buildings could be clearly seen in the wider landscape depending on elevation and location. Landscape impact may be significant. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from School Lane which connects to the A1(M) about 500m south of the site. There are no structures on site that would require clearance. The site promoter seeks residential uses of 95 homes.

Landscaping will be required to mitigate the impact of the development of site on the countryside and flood risk assessment will be necessary to address the potential risk of surface water flooding. The illustrative masterplan submitted for the site indicates adequate hard and soft landscaping has been considered to address the impact of development on the open countryside to the north and the risk of surface water flooding. They also note that development of the site would provide an opportunity to extend cycle and footpath links through the site.	
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. It is intended to acquire an allocation status for the site and that it is delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial, but surface water flood risk is present. • The site is wholly greenfield grade 3 agricultural land. • The site is sustainably located close to local services and facilities and employment uses. • Proximity of the A1 could subject future occupiers light, noise, odour or visual pollution. The site is not of a scale likely to cause substantial pollution. • It is exposed to the open countryside on the northern and the western boundaries and forms a prominent landscape feature. • The sloping nature of the site may make development exposed to the wider countryside. • The site promoter proposes 95 homes. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.

In combination the outcomes of the LAA and SA indicate that the site: • Is not considered appropriate for development. • It would have a significant landscape impact. • Development would be highly exposed within the wider landscape due to the sloping nature of the site • Would require flood mitigation

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to significant landscape impact.	N/A	N/A

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted a Vision document (November 2024) which appears to be the same as the illustrative masterplan previously submitted. The topography of the site means that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. It is noted that from the masterplan and vision document the promoter seeks to retain built development on the southern two thirds of the site retaining the northern third for landscaping. While this may help to mitigate some landscape concerns, the scale of the proposal is likely to still significantly impact the character of Alconbury and its landscape setting as well as be disproportionate in scale when considering the existing size of the settlement. Therefore, the site is still considered to be inappropriate.
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Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury

Site reference	Alconbury 6	
Site name	Land North of B1043 and East of Alconbury, Alconbury	
Site address	Parish(es)	Site area (ha)
North of B1043 and to the east of the A1(M) Alconbury	Alconbury	20ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Commercial leisure Employment Logistics, distribution	60,000sqm	Available 2024 - 2028 Build out depends on market interest

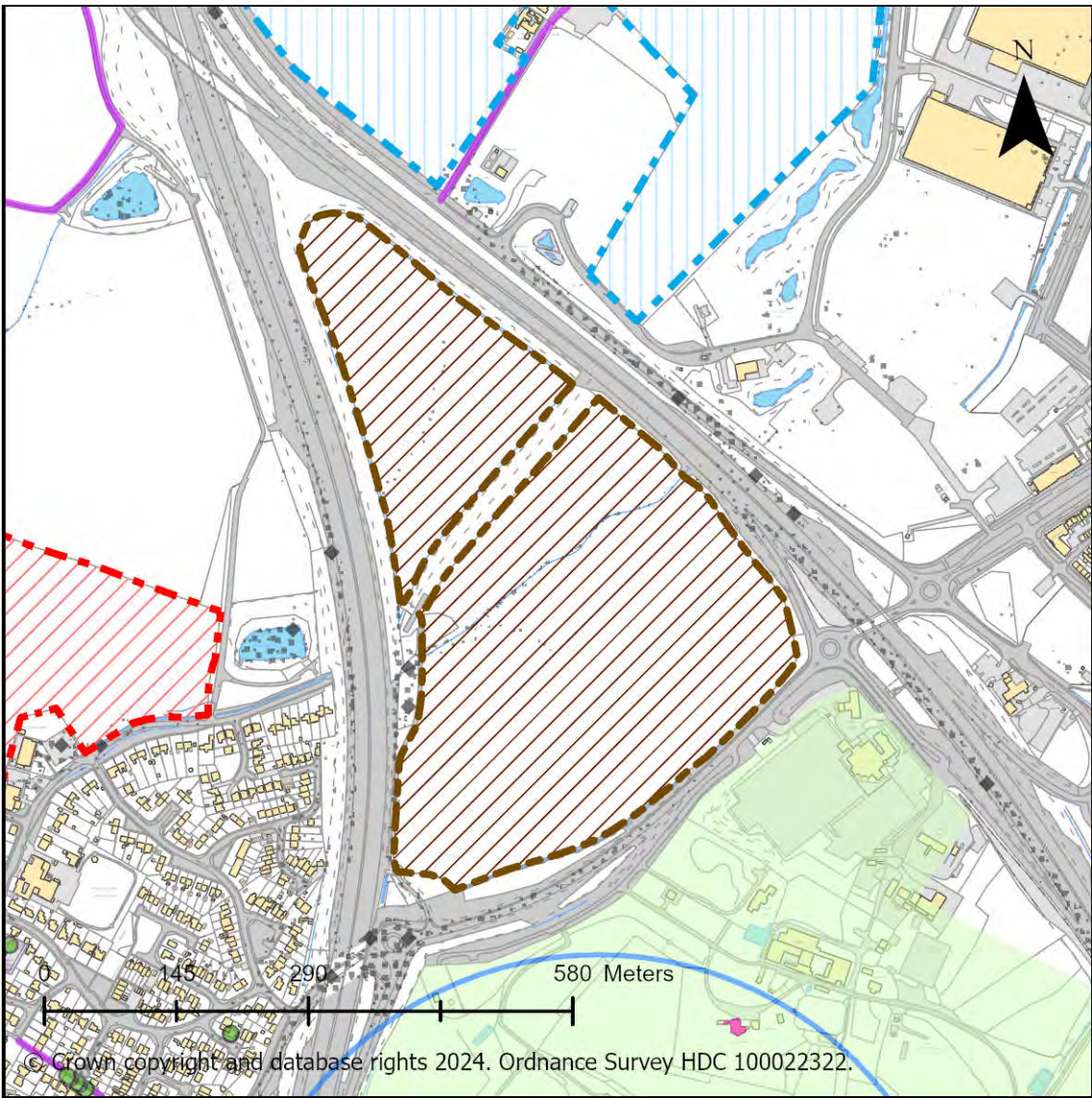
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:321
Relevant planning history	HELAA (December 2017): North of B1043 and to the east of the A1(M) Alconbury (061)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 and at small risk from surface water flooding. The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land. The site lies between the A1(M) and the A1307 and it contains no built structures. It contains about 40m belt of trees and hedging that divides the site into two halves. The site is within a region of land with a slightly higher elevation compared to surrounding land west and south to the site but has a similar topography to the surrounding land to the north and east. The middle part has an elevation of about 37m and the land rises gently towards the south and north with an elevation of about 47m. The eastern and western, southern boundaries comprise mature trees and	+
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hedging the provides screening from the adjoining A1(M) to the west, the adjoining A1307 to the east and the adjoining B1043 and commercial uses to the southeast. The north boundary comprises a thick belt of mature trees that extends further north of the site which reduces visibility of the site from the intersection between the two motorways north of the site. However, much of the site is high ground and is exposed in both the local landscape and in longer distance views from the western and south boundaries. The proposed development would have to consider building elevations and the retention of existing mature trees and hedges. To the south of the site across the road from the B1043 sits an employment area (Rusts Lane) and Alconbury Enterprise Zone is east across the A1307. Air, light and noise pollution could potentially be issues that need to be addressed due to proximity of the site to the A1(M) and A14(M)

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site or tree preservation areas affecting it. The site can potentially be accessed from a track connecting to the B1043 which lies south of the site.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.

Availability

The site is in single individual ownership and control who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. Build out would depend on market interest.

Achievability

Access to water, gas and electricity supply and digital and telecommunications infrastructure is unknown. The site comprises level ground and steep ground which would require levelling before development can be achieved. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from a track which connects to the B1043 which lies south to the site. There are not structures on site that would require clearance. The site promoter seeks commercial uses of 60,000 sqm. To address the potential air pollution, light and noise issues, air quality, noise impact and lighting impact assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures. Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey would be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance

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biodiversity. Also, a proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the B1043, and that any adverse offsite transport impacts can be adequately mitigated. The site promoter notes that a masterplan suite of technical work will be undertaken to support the promotion of the site building upon existing desk top research.	
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, impact on existing trees and species, air pollution, noise, light and transport issues should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial, but surface water flood risk is present. • The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land. • The site is not sustainably located close to local services, cultural or leisure facilities. • Proximity to the A1 and A1307 means future occupiers may be subjected to light, noise, odour or visual pollution, but could assist with the operation of the site. The site is of a scale which has the potential to cause visual, light, noise and vibrational pollution as a result of the proposed use. • The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment of the impact on building heights/elevations on the surrounding area. • The site is largely screened as a result of its location, meaning impact on the countryside would be negligible.

• An extensive tree preservation area sits south of the site and tree belts surround and are within the site. • The site is approximately 250 from a grade II listed building. • The site promoter proposes employment and/or logistics and distribution uses on site to the amount of 60,000sqm providing substantial high or low density employment opportunities. • The site is in proximity to existing employment uses to the south and Alconbury Enterprise Zone to the East which could provide opportunities for cluster development, business expansion and/or agglomeration of businesses In combination the outcomes of the LAA and SA indicate that the site: • Is located such that it has the potential to be effectively masterplanned to become part of the existing business cluster. • Would require flood mitigation • Would need to assess and mitigate against air, noise and light pollution where relevant and transport impact and potential road enhancements. • Would need to consider retention of trees and hedgerow and assessment of biodiversity and ecological impact. • Would require consideration of building elevations and impact on the wider area. • Would require assessment of impact on tree preservation area and heritage asset.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 20ha 80% net developable area to allow for enhanced infrastructure, retention of trees and hedgerow, landscaping and mitigation against pollution and flooding.	Option 1 Net developable area of 16 ha Commercial - Employment on 16ha at 0.35 plot ratio	Available post 2028 subject to allocation Build out 2 to 5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
20ha x 0.80ha = 16ha	Capacity = (1ha x 0.35)*10,000 = 56,000 sqm	
	Option 2 Net developable area of 16 ha. Commercial - Logistics/distribution 16ha at 0.40 plot ratio Capacity = (16ha x 0.40)*10,000 = 64,000 sqm	

Updates after the Initial Assessment

The site was not considered appropriate by the Highways Authority and was considered unacceptable as it does not accommodate walking or cycling. They also note that it will cause junction capacity pressures on the nearby roundabouts and junctions and that it is not clear if the north western half of the site will be connected to the south eastern half via the tree belt. If not, on the basis of the boundary line there is inadequate connection to the public highway. Therefore the site is now considered **inappropriate for development**.

Alconbury 7: Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury

Site reference	Alconbury 8
Site name	Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury

Site address	Parish(es)	Site area (ha)
Land adjacent to Ermine Street and A1304 PE28 4BG	Alconbury	20ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space: Natural, green and open space Biodiversity net gain	425 homes 8ha for natural, green and open space including biodiversity net gain.	Available 2024 - 2028 Build out over 5 years

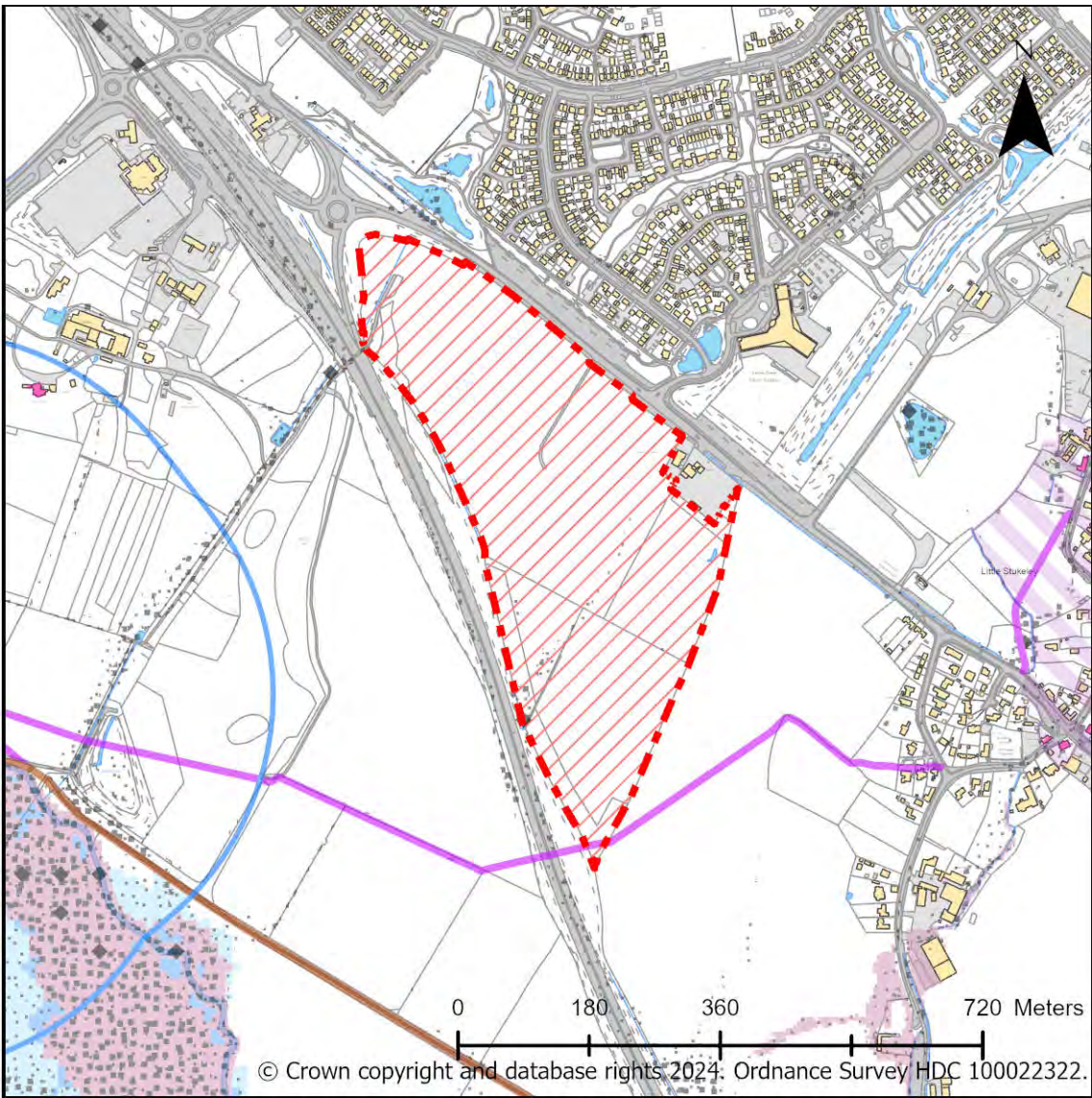
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:367
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	- Air Quality Site Appraisal (332610061/AQ-001) (May 2023) - Concept Plan (drawing number: UAC090-011/B) (June 2023) - Constraints Plan (drawing number: UAC090-005) (May 2023) - Covering Letter (ref: UAC090/TK) (June 2023)

	- Location Plan (drawing number: UAC090-010) (May 2023) - Land South of Ermine Street – Huntingdonshire District Council Call for Sites (ref: 332610061/TTN-001) (May 2023) - Preliminary Acoustic Appraisal (332610061/ACO-001) (June 2023)
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Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1, some surface water flood risk is present in the southern and the northern parcels. It is classified as grade 3 agricultural land. The site slopes towards the southwestern boundary. The southwestern parcel is lower with an elevation of about 37m and has a similar topography to the surrounding land whilst the northern and eastern parcels are on much higher ground with an elevation of about 49m which is similar to the surrounding land. It contains no built structures; but contains boundary trees and hedging that divides the site into five parcels and contains a small pond located in the south eastern parcel. The northern boundary comprises mature trees and hedging and a wooded fence which provides limited screening from the adjoining roundabout for	~
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access to the A1(M) from the Ermine Street and residential development. A nursery and car sales forecourt and building are just outside the northern boundary and would require consideration of the integration of these uses into the proposed development. The eastern boundary comprises of some trees and hedging which exposes the site to the adjoining road and residential development east of Ermine Street. The western boundary comprises a substantial number of mature trees and hedging providing screening from the A1307. The site is exposed to the adjoining agricultural land on its southern boundary and the public right of way running within the southern corner and heading towards Little Stukeley. The nature of the site makes it potentially visible in longer distance views and open countryside south of the site and from built development in Little Stukeley which lies southeast of the site. The landscape impact of development on the site would be very significant and appropriate landscaping be required as well as the retention of existing trees and hedges on the boundaries. The proposed use is compatible with residential and commercial development in Alconbury Weald north of the site. However, air quality and noise pollution could potentially be issues that would need to be addressed due to the close proximity of the site to the A1307, A1M and the roundabout.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site. The site can potentially be accessed from Ermine Street.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.

Availability

The site is owned by a single individual/company and controlled by a developer company. Development is supported by the landowner. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available from 2024-2028 and seeks to obtain planning permission and be delivered by a master developer. Build out is estimated to take approximately 5 years.

Achievability

Water, electricity and gas supply is noted as being accessible from the site boundary as is digital and telecommunications infrastructure. The site comprises level ground and steep ground which would require levelling before development can be achieved. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from Ermine Street and connects to the A1307. There are no structures on site that would require clearance. The site promoter seeks residential uses of 425 homes. To address the potential air pollution and noise issues resulting from proximity of the site to the A1(M), noise impact and air quality assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development. Also, a proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Ermine Street, and that any adverse offsite transport impacts can be adequately mitigated. The site promoter proposes a range of residential densities with lower densities to the east and southeast to respond to open countryside and village setting of Little Stukeley. A perimeter linear park and two green corridors with active travel connections to Alconbury Weald and retention of existing watercourses. Trees would screen the site from the A1307 to buffer any noise and light impacts and to protect the identity of Little Stukeley and their views of the open countryside. A preliminary acoustic assessment identifies existing measures to address noise including building layout, size and location of windows, noise barriers etc. The air quality site appraisal notes that significant air quality impacts would be unlikely, but a detailed assessment would be conducted. Travel plans and electric vehicle charging would be sought.	
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, surface water flooding, air pollution, noise and transport issues should be key development considerations within a future masterplanning of the site as would integration of uses on the northern boundary. The site is categorised as developable.	~

• The site is well related to existing development and sits south of recent housing development of Alconbury Weald, • Sits on the boundary of an existing nursery, car forecourt and associated building. • Could impact on the wider countryside setting and setting of Little Stukeley. In combination the outcomes of the LAA and SA indicate that the site is: • Located as such that it has the potential to be effectively masterplanned to become part of the existing place and community • Would require flood mitigation • Consideration should be given to the existing nursery, car forecourt and associated building and how these can be effectively integrated into the development. • Landscape mitigation would be required to ensure the continued separation from Little Stukeley in order to protect the character and setting of the village and wider countryside setting. • Would require assessment of noise, light and visual pollution.
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial, but surface water flood risk is present. • The site is wholly greenfield grade 3 agricultural land. • The site is sustainably located close to local services, cultural and leisure facilities and employment opportunities at Alconbury Weald • Proximity to the A1307 means future occupiers may be subjected to light, noise, odour or visual pollution. The site is of a size which may cause light, and or visual pollution to future to the residents of Little Stukeley.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 20ha 60% net developable area to provide mitigation against pollution, landscape impact and setting of Little Stukeley and open spaces. 20ha x 60% = 12ha	Net developable area of 12ha Residential - Market and/or affordable housing. Low density of 35dph to reflect edge of town development, mixture of housing types and visual impact on Little Stukeley. 12ha x 35dph = 350 homes	Available post 2028 subject to allocation Build out over 5 to 7 years

Updates after the Initial Assessment

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Alconbury 8: Land at Weybridge Farm (Brampton Cross)

Site reference	Alconbury 8
Site name	Land at Weybridge Farm (Brampton Cross)

Site address	Parish(es)	Site area (ha)
Land to the north west of A1/A14 Brampton Hut Interchange, west and south of Woolley Road. Nearest Post Code PE28 4HN	Alconbury Ellington	378.76ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Commercial leisure uses - hotels, gyms, cinemas etc. Open space: Natural, green and open space biodiversity net gain	Up to 765,453sqm employment floorspace Up to 12,000sqm commercial leisure uses including on site supporting services and facilities only, including Skills and Training Hub Up to 147ha open space uses	Available 2024 - 2028 Build out over 10 to 15 years

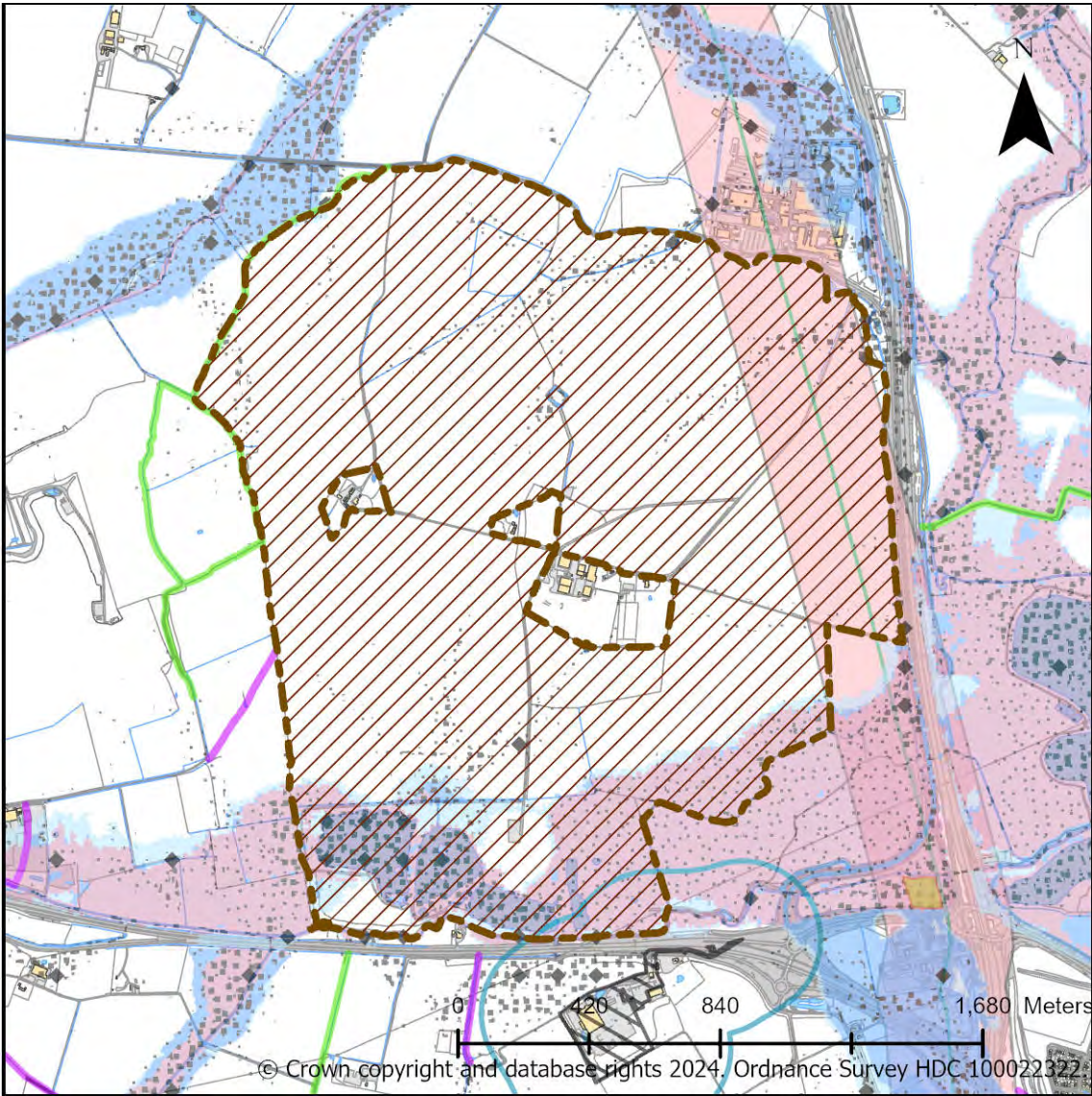
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:232
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Brampton Cross Vision Document (21-023-000)(June 2023)

	Red Line Boundary (Drawing No. 21-023-00 SGP STE XX DR A 000008)(May 2023)
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 11% of the site (44ha) is within flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site lies northwest of the Bampton Hut Roundabout, west of the A1(M) and north of the A14. It is predominately within flood zone 1 (85%) , however, approximately 15% of the northern part of the site is within flood zone 2, 3a and 3b. The site has some risk of surface water flooding. Approximately 60% of the site is classified as grade 3 agricultural land; part of the central and northern portions of the site is classified as grade 2 agricultural land. The site contains no built structures, but surrounds a number of residential and agricultural buildings associated with Weybridge Farm, Weybridge Valley House and Weybridge Lodge.	~
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The site contains several mature trees, a moat north of Weybridge Farm and water bodies located in the south western corner of the site. The site comprises contrasting terrain which reflects the topography of the wider region. It is characterised by a ridge that extends west to east starting in the centre of the western boundary of the site which falls away and the rises and falls again in the centre of site. Topographical variation here is significant with highest point at an elevation of about 47m dropping to around 18m AOD around the southern eastern and northern boundaries.

The northern boundary comprises several trees and hedgerow which provides limited screening from the adjoining road. An existing use sits outside the north eastern edge across the road. The site is exposed to agricultural land and is visible in longer distance views across open countryside along its northern boundary and from the public right of way running along the north eastern edge. The eastern boundary comprises no trees or hedgerow leaving the site exposed to the adjoining Woolley Road which separates the site from the A1. Fencing along the A1 provides very limited screening making the elevated areas of the site visible from the road. The site has some mature trees along its western boundary and is exposed to the adjoining open countryside and from the public rights of way along and adjoining the western edge. A large part of the southern boundary comprises mature trees that prevents visibility into some of the site from the adjoining road. However, a significant part of the southern boundary closest to Bampton Hut comprises very few trees creating clear views into the site. Impact of development on the site would be very significant on the existing landscape and appropriate landscaping will be required as well as the retention of existing trees and hedges on the boundaries to minimise the impact. Air quality and noise pollution could potentially be issues that need to be addressed due to the site's proximity to major road networks such as the A1 and A14.

There are no known pollution or contamination constraints affecting the site. No gas infrastructure affects the site. An oil pipeline and buffer zone crosses the eastern edge of the site. Overhead power lines traverse the south eastern corner of the and from the south to the centre of the site. It contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site or tree preservation orders. The site can currently be accessed via a track connecting Weybridge Farm to Woolley Road north of the site and track south east of the site connecting to Woolley Road.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. The south eastern corner of the site is within the 400m buffer zone for a water recycling site. The southern and eastern extents of the site sits within a sand and gravel minerals safeguarding area.

Availability

+

The site is in single individual/company control who support its development, the land is optioned to a development company. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available from 2024 to 2028 and would be delivered by a master developer. Build out is estimated to take 10 to 15 years.	
Achievability Mains water, electricity and gas supply and digital and telecommunications infrastructure are noted as being accessible from the site boundary. The topography of the site means that buildings could be prominent in the wider landscape and careful design to integrate development within the setting would be required. No gas pipeline infrastructure crosses the site. An oil pipeline and associated buffer zone crosses the eastern part of the site and overhead electricity lines and infrastructure are present, both of which may require mitigation or affect the layout of the site, with the potential to limit development in specific areas. Two accesses exist to the site but these are farm tracks which would require significant upgrades to ensure safe access and exit due to significant increases in traffic that would be associated with the proposed commercial uses. There are no structures on site that would require clearance, however development would need to consider the integration of the existing buildings (which have been excluded from the proposed site boundary lines). The site promoter seeks employment uses of up to 777,453sqm, commercial leisure uses of up to 12,000sqm and open space uses of up to 147ha. Any future development will need to be sensitive to its impact on the adjoining open countryside, existing trees and features within the site and that opportunities are taken to enhance biodiversity. A flood risk assessment would be required to assess and mitigate the impact of flooding. A transport assessment will be required to demonstrate that the wider road network can absorb additional traffic created by the development. To address the potential air pollution and noise issues resulting from proximity of the site to major road networks, noise impact and air quality assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures. The site promoter proposes a centre for net zero enterprise, a net-zero carbon development and environmental gains in biodiversity. It proposes the integration of educational institutions onto the site. Technical surveys have been completed, assessments and masterplanning is underway. Active travel routes are proposed including incorporating public rights of way, enhancing active travel around the Brampton Hut and reallocating underutilised road space and verge to facilitate a segregated foot/cycleway along the A141 to connect to Huntingdon. Mobility hubs are proposed to coordinate public transport with active travel. Vehicle access is proposed via two points off Woolley Road. The implementation of water sensitive design including rainwater harvesting and natural flood management have been put forward. The site promoter notes the incorporation of the gravel lakes into the design of the development to support species. The retention of the ridgeway as a landscape feature is proposed to provide a green infrastructure feature.	

Deliverability / developability

There are no known legal or ownership constraints. There are no structures on site to clear but there many constraints on site to mitigate. Landscaping, topographical challenges, flooding, transport issues, integration of existing properties, oil pipeline and electricity infrastructure, noise, access and air quality should be key development considerations within a future masterplanning of the site. The proposed development is contrary to current adopted planning policy so allocation status would be required. If constraints could be overcome then the site could be categorised as developable.

Progression of Site through to Sustainability Appraisal

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

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

- The site is wholly greenfield and grade 2 & 3 agricultural land
- The majority of the site is within flood zone 1 (approximately 336.8ha), flood zones 2, 3a and 3b are present, there is some risk from surface water flooding.
- Proposed flood mitigation measures include discharge into existing watercourses, attenuation basins, wetlands and SUDs
- There is potential for enhanced active travel and public transport connections, however these schemes are not confirmed without this private transport could dominate.
- The site may impact on Brampton Wood and Brampton Racecourse SSSI,
- The site promoter has identified protected and rare species of flora and fauna associated, some of regional importance.
- 147ha of open space is provided which could enhance biodiversity of the area.
- There are opportunities to address the impacts of climate change, including flood risk, net zero enterprise and development..
- Presence of the A1 and A14 will present issues with noise, air, vibrational and light pollution.
- Active travel and public transport opportunities have been proposed which would create sustainable links to communities if implemented
- The scale of the site and proposed commercial uses has the potential to increase traffic on the strategic road network increasing air pollution.
- The scale of the site may impact on the wider landscape and the nearby village of Ellington in terms of air, light, noise and visual pollution.

- Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Prominent topographical features if removed could impact on the sense of place. - The site contains no built structures, but surrounds a number of residential and agricultural buildings . In combination the outcomes of the LAA and SA indicate that the site: - The site is a strategic scale employment site which would contribute to economic opportunities in the district. - An existing employment use sits to the north, which could provide opportunities for integration as part of the wider scheme. - The site has strong connections to the strategic road network A1 and A14 which would assist in the daily operation of the site. - Ambition of net zero enterprise and development could create a more positive impact on net zero ambitions - Flood mitigation would be required - Noise, air, vibrational, light and visual pollution would require assessment and mitigation require mitigation. - Impact on SSSI, and conservation areas in Ellington would require assessment and mitigation. - Compatibility with and impact on rare species of flora and fauna associated, some of regional importance requires assessment and mitigation and biodiversity and ecology assessments undertaken. - Sustainable transport links for employees would be reliant on successful application of active travel, public transport and mobility hubs. - Transport impacts due to the size of the site would require assessment and access to the site established. - A landscape assessment would be required, retention of ridgeway could assist with integration of the site into the wider countryside. Significant masterplanning would be required to demonstrate that the site could create a sense of place due to the standalone nature of the site and to demonstrate, accessibility and integration of properties that are surrounded by the site avoiding detrimental impacts. - Oil pipeline and electricity infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of units, this would require further investigation. - The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.
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HDC's Delivery Calculations

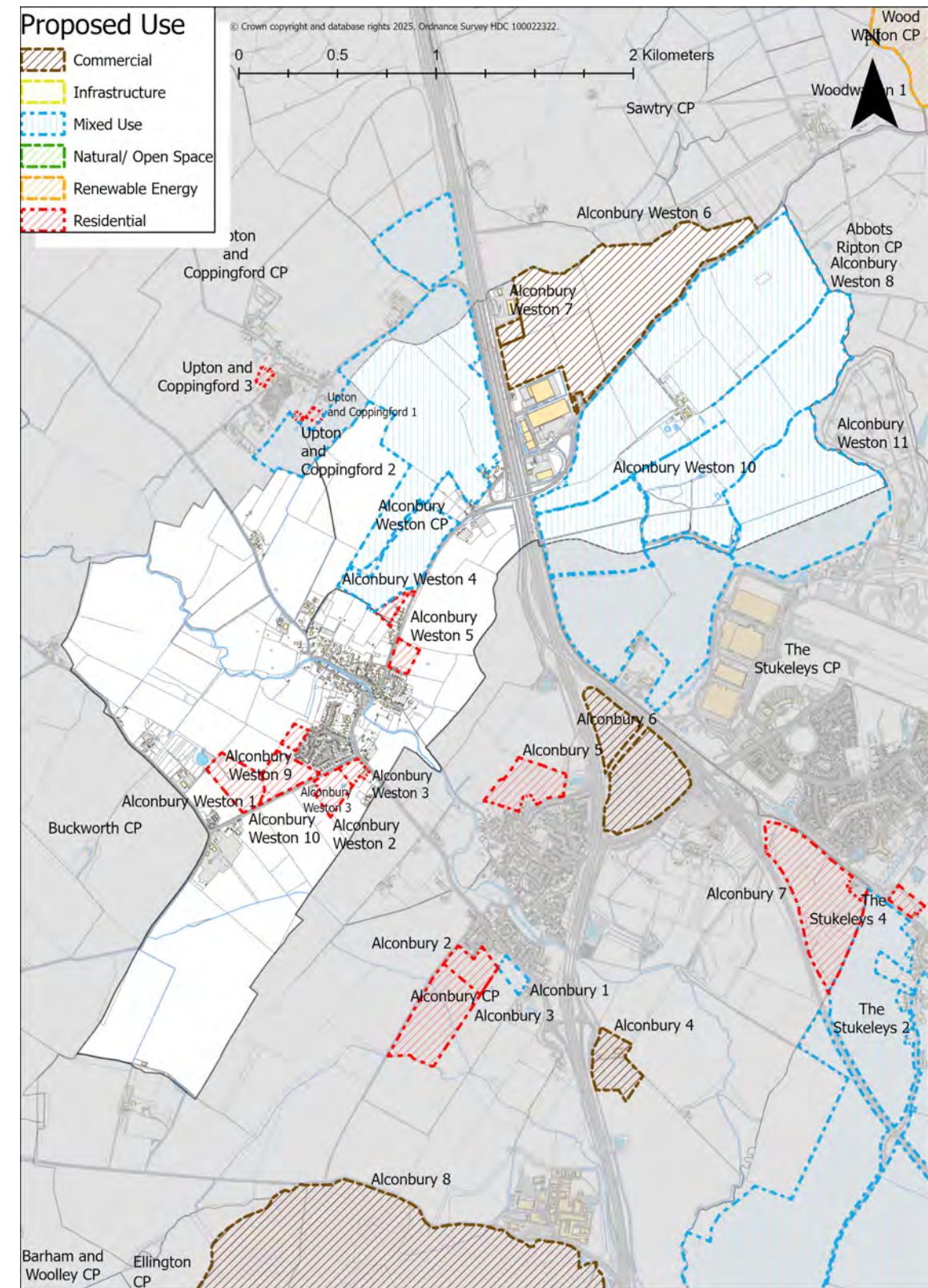
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross Site area of 378.76ha	Net developable area of 227.256ha	Available post 2028 to allow for allocation of site

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
60% net developable area to allow for retention of ridgeway and gravel lakes, separation from existing residential properties, reduced impact on nature conservation assets(flora and fauna), impact on the wider countryside and flood mitigation. 378.76ha x 60% = 227.256 ha	95% /5% split of employment land and commercial leisure/educational uses respectively to allow for proportionate integration of social, economic and skills creation as indicated by the site vision. <u>Commercial - employment</u> 95% x 227.256ha = 215.8932 ha net developable area. 0.35 plot ratio to represent business park employment uses= (215.8932ha x 0.35)*10,000= 755,626.20sqm <u>Commercial - commercial leisure uses including on site supporting services and facilities only, including Skills and Training Hub (educational use)</u> 5% x 204.5304ha = 11.3628ha net developable area. 0.20 plot ratio to reflect density akin to retail park = (11.3628ha x 0.20)*10,000= 22,725.60sqm <u>Total Commercial -</u> 755,626.20sqm + 22,725.60sqm = 778,351.80sqm	Build out over 3 to 8 years

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13.7 A total of 12 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alconbury Weston 1: Land North West of Buckworth Road, Alconbury Weston
- Alconbury Weston 2: Land East of High Gables, Buckworth Road, Alconbury Weston
- Alconbury Weston 3: 48 Old Great North Road, Alconbury Weston
- Alconbury Weston 4: Land West of 41 Vinegar Hill, Alconbury Weston
- Alconbury Weston 5: Land East of Vinegar Hill, Alconbury Weston
- Alconbury Weston 6: Land to the North of the Crossways Distribution Centre, Alconbury Hill
- Alconbury Weston 7: Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston
- Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield - note that this site also partially falls within The Stukeleys and Upton and Coppingford parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- Alconbury Weston 9: Land Northwest of Chequers Close, Alconbury Weston
- Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- Alconbury Weston 12: Land East of Buckworth Lodge Stud, Buckworth Road, Alconbury Weston



13 Area 3 - Northern Central Huntingdonshire Site Assessments

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



Alconbury Weston 1: Land North West of Buckworth Road, Alconbury Weston

Site reference	Alconbury Weston 1
Site name	Land North West of Buckworth Road, Alconbury Weston

Site address	Parish(es)	Site area (ha)
Land north west of Buckworth Road Alconbury Weston	Alconbury Weston	3.66

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist Housing	Up to 35 homes	Available 2024 - 2028 Built out over 2 years

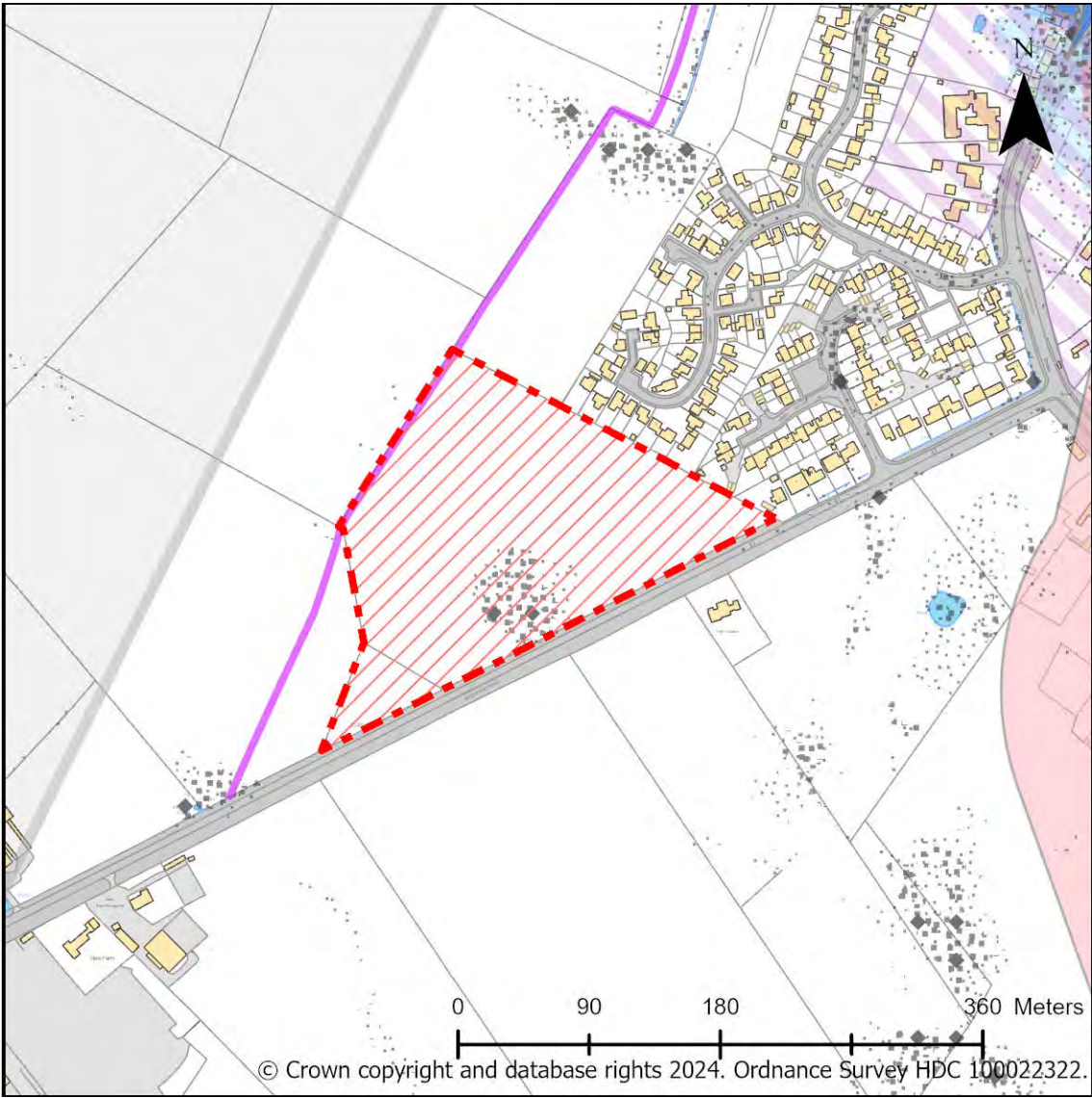
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:13
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Pre-application submission (Ref. V1 280121)(January 2021)

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	
The site is within flood zone 1 and has some risk of surface water flooding in the southern part of the site. It is classified as grade 3 agricultural land and is in agricultural use. The site is situated at the southwestern edge of Alconbury Weston, is mainly flat and has similar topography to the surrounding land. It contains no built structures and has no nature	+

13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

designations on it or immediately adjoining it which will impact development. It has trees and hedging on the eastern boundary which provides limited screening to the adjoining back gardens of residential development and agricultural land. There is a public footpath along the north western boundary and a substantial group of large mature trees next to footpath on the north western boundary. Part of the western boundary comprises sparse trees/hedging exposing the site to the adjoining agricultural land. The north western boundary comprises of trees and hedging which provides screening from the adjoining open countryside. The southern boundary comprises trees and hedging site which provides screening from the adjoining Buckworth Road. The landscape impact of development would be limited given the extensive boundary trees and hedging around most of the site. There is no known contamination or pollution on site. No gas/ oil pipelines and buffer zones cross the site. Also, there are no heritage and conservation assets existing within or immediately adjoining the site so there are no constraints from these. This site can be accessed from the Buckworth Road. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The entire site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling centre.	
Availability The site is in single ownership who support its development and are in partnership with a planning consultant to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development.	+
Achievability All main services are accessible from the site boundary. The topography of the site is broadly level and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be potentially be accessed from the Buckworth Road and is situated 1.53kms west of the A1(M). There are no built structures on the site that require clearance. The site promoter seeks residential uses of up to 35 homes. Any future development will need to be sensitive to its impact on the open countryside and existing trees and that opportunities are taken to enhance biodiversity. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development. Also, a transport assessment will be required to demonstrate that the wider road network with Alconbury Weston can absorb additional traffic created by the development.	+
Deliverability / developability	~

There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints on site to mitigate. Surface water flooding, transport issues and landscaping should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party after planning permission is obtained. As such, the site is categorised as developable.

Progression of Site through to Sustainability Appraisal

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

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

- The site is in flood zone 1 with minimal risk of surface water flooding.
- It is classified as grade 3 agricultural land
- The site is sufficiently remote from all of the designated nature and heritage assets
- Limited access to education facilities, shops, culture and leisure facilities
- Nearby to concentrations of employment including Alconbury Weald Enterprise Zone and Crossways Distribution Centre
- Active travel infrastructure available but pavement needs to be created outside the frontage on Buckworth Road
- Residential care home use has potential for benefits to the wider community through integration of public spaces
- Could be masterplanned to effectively integrate into the existing place and community; particularly if development occurs on the eastern side of the site where there is a stronger relationship with the built form and potentially lowering adverse landscape impact
- The density of development could be similar to surrounding residential areas

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

- Is potentially suitable for development subject to effective master planning to ensure effective integration with the built form and wider landscape.
- The scale and location of the site provides an opportunity for growth in a village location

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.66 ha 50% net developable area to ensure effective integration with built form and to allow for appropriate landscaping. 3.66 ha x 50% = 1.83ha	Residential - specialist housing Very low density of 25 dph anticipated due to edge of village location Capacity = 1.83 x 25 = 46 homes	Available post 2028 subject to allocation Build out 2 years

Updates after the Initial Assessment

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Alconbury Weston 2: Land East of High Gables, Buckworth Road, Alconbury Weston

Site reference	Alconbury Weston 2
Site name	Land East of High Gables, Buckworth Road, Alconbury Weston

Site address	Parish(es)	Site area (ha)
The land is situated on the eastern side of High Gables, Buckworth Road, Alconbury Weston, PE28 4JX and on the southern side of Buckworth Road.	Alconbury Weston	2.65

Promoter's Intentions

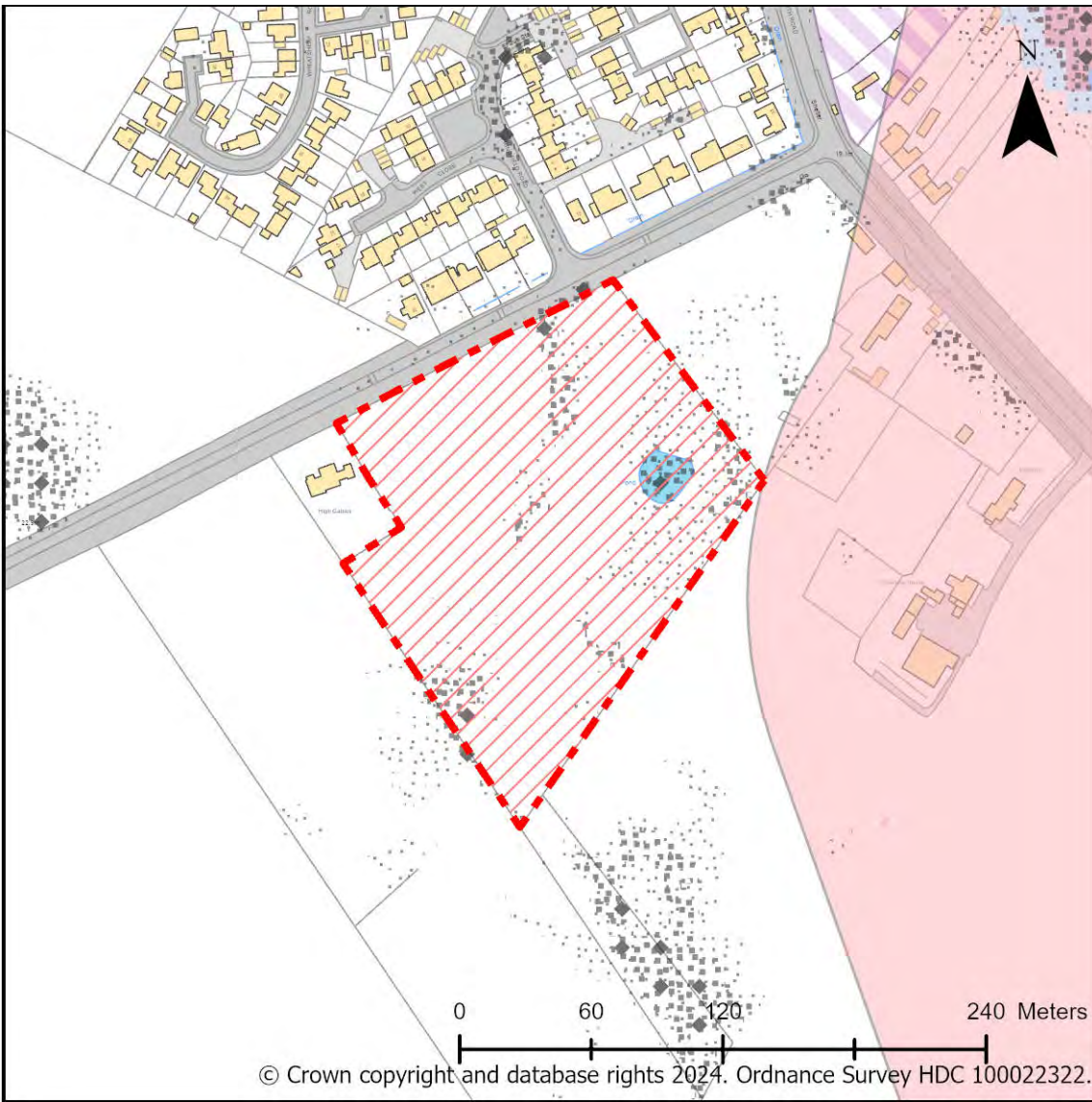
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	9 homes	Available 2024 - 2028
Market and/or affordable housing	1.50ha for open spaces	Built out over 1 - 2 years
Open space:	0.38ha for flooding safeguarding	
Natural, green and open space		
Flooding safeguarding		

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:298
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic leaflet (June 2023)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is within flood zone 1 and has some risk of surface water flooding. It is classified as grade 3 agricultural land and is in agricultural use. The site is situated at the southern edge of Alconbury Weston, is mainly flat and has similar topography to the surrounding land. It contains no built structures and has a pond within it. There are no designated nature assets within or immediately adjoining the site. It has trees and hedging on the northern boundary which provides limited screening to the adjoining Buckworth Road and residential development on the other side of the road. There is a little metal gate on the northern boundary which serves as an entrance into the site. The southern boundary comprises of trees and hedging which provides screening from the adjoining agricultural land and the	+
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open countryside. Although the western boundary comprises some hedging, it is exposed to the adjoining open countryside and residential building situated at the northwestern edge of the site. The site adjoins an area of mature trees and scrubs on its eastern boundary which prevents visibility of the from North Road which is situated about 115m to the east of site. This adjoining site (Alconbury Weston 3) has been submitted for allocation for potential future development. The landscape impact of development would be limited given the extensive boundary trees and hedging around most of the site. Further landscaping will be required especially along the western boundary to minimize impact any future development would have on the open countryside.

There is no known contamination or pollution on site. No gas/ oil pipelines and buffer zones cross the site. There are no heritage and conservation assets existing within or immediately adjoining the site so there are no constraints from these. This site could be potentially accessed from Buckworth Road.

The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The entire site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling centre.

Availability

The site is in single ownership who support its development and are in partnership with a planning consultant to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and seeks to obtain an allocation before selling it to a third party for development after obtaining planning permission.

Achievability

Access to gas supply, water supply and digital and telecommunications infrastructure from the site boundary is unknown except access to electricity supply. The topography of the site is broadly level and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. However, the site is next to an oil pipeline buffer zone. The site can be accessed from the Buckworth Road and is situated 1.30 kms west of the A1(M). There are no built structures on the site that require clearance. The site promoter seeks residential uses of up to 9 homes and open space uses of about 1.88ha. Any future development will need to be sensitive to its impact on the open countryside and existing trees and that opportunities are taken to enhance biodiversity. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development.

Deliverability / developability

There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints on site to mitigate. Surface water flooding and landscaping should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party after planning permission is obtained. As such, the site is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site: • The site is flood zone 1 with minimal risk of surface water flooding • It is greenfield, classified a grade 3 agricultural land • The site does not meet Natural England's Standards for accessing greenspace but has capacity to provide a small amount of natural, green, or open spaces on site. • There is limited access to culture and leisure facilities, shops, public transport and education facilities within Alconbury Weston • The site could be effectively masterplanned to integrate into the existing place and community. • The site has a relationship with the built form, opposite a residential area on the frontage. • The density is very low but frontage would conserve the character and form of the townscape and landscape. In combination, the outcomes of the LAA and SA indicate that the site: • Is potentially suitable for development subject to effective masterplanning to ensure integration with the built form and wider landscape. • Frontage development has the potential to better integrate the site with the built form and also allows for open space and flood mitigation. • Access to the site should be achieved via a single track road to conserve the extensive existing vegetation on the north western boundary/ frontage. • The impact of the oil pipeline buffer zone and A1(M) may need assessment
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.65 ha	Residential - market and/or affordable houses	Available post 2028 subject to allocation

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
20% net developable area to accommodate for open space, flood mitigation and frontage development. 2.65 ha x 20% = 0.53 ha	Very low density of 25dph anticipated due to small village location Capacity = 0.53ha x 25 = 13 homes	Build out 1-2 years

Updates after the Initial Assessment

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Alconbury Weston 3: 48 Old Great North Road, Alconbury Weston

Site reference	Alconbury Weston 3
Site name	48 Old Great North Road, Alconbury Weston

Site address	Parish(es)	Site area (ha)
48 Old Great North Road, Alconbury Weston, PE28 4JU	Alconbury Weston	1.00

Promoter's Intentions

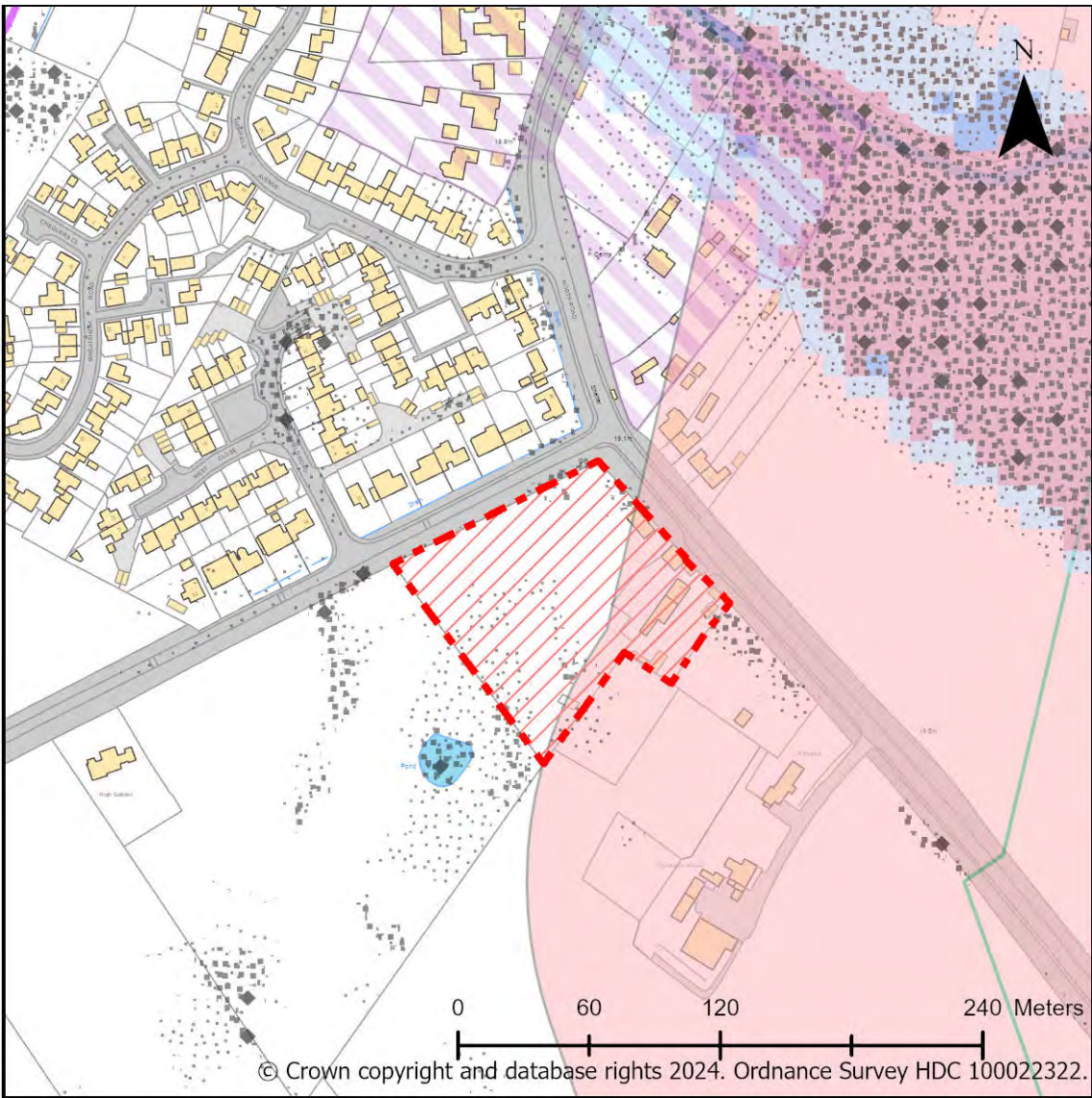
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed use submitted under CfS:137: Residential: Nursing and care homes	130 bedspaces	Available 2024 - 2028 Built out over 2 years and 6 months
Proposed use submitted under CfS:178 Residential: Market and/or affordable housing	20 homes	Available 2024 - 2028 Built out over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submissions: - Call for sites 2023 submission: site reference – CfS:137 - Call for sites 2023 submission: site reference – CfS:178
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Commercial and Residential
Supporting information	None

Fundamental Constraints

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



Assessment of Site Potential

Call for Sites Reference Number:	137	178
Context, constraints and potential suitability		
The site is within flood zone 1 and has some risk of surface water flooding within the northern part the site. It is classified as grade 3 agricultural land and is situated at the southern edge of Alconbury Weston. It is mainly flat and has similar topography to the surrounding land. It contains built structures used for residential and commercial purposes situated in the southeastern part of the site; it also contains a disused shed close to its eastern boundary. The remaining site is covered with trees and scrubs which will likely be impacted by any future development. It has no nature designations on it or immediately adjoining it which will impact development. Its eastern boundary comprises of mature	~	~

trees and hedging which provides screening to the adjoining North Road. There is a metal gate on the eastern boundary which provides access to the residential/commercial property within the site. It has trees and hedging on the northern boundary which provides limited screening to the adjoining Buckworth Road and residential development on the other side of the road. The site adjoins a proposed residential development site (Alconbury Western 2) on its western boundary. The site adjoins mature trees and scrubs on its southern boundary which prevents visibility of the site from open countryside and residential development south of the site. The landscape impact of development on the site would be very limited due to the existing trees and hedges on the boundaries which should be predominantly retained.

There is no known contamination or pollution on site. Although no gas/ oil pipelines zones cross the site, an oil buffer zone crosses the site. There are no heritage and conservation assets existing within or immediately adjoining the site; but it is in close proximity to the Alconbury Weston conservation area. The site could be potentially accessed from North Road.

The site is a mixture of greenfield and previously developed land, so its development will somewhat contribute to the reuse of previously developed land or regeneration if the existing residential/commercial structures are included in the development site. The entire site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling centre.

Availability

The site is in single ownership who support its development and are in partnership with a land promoter to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and seeks to obtain an allocation before selling it to a third party for development after obtaining planning permission.

Achievability

All main services are accessible from the site boundary except access to gas supply. The topography of the site is broadly level. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. However, an oil pipeline buffer crosses the site; an appropriate assessment would be required to assess and mitigate the impact of future development on the oil pipeline infrastructure. The site can be accessed from the North Road and is situated 1.15 kms west of the A1(M). There are built structures on the site that may require clearance. The site promoter seeks residential uses (market or affordable homes) of 20 homes or a nursing and care homes with a capacity of 130 bedspaces. Existing trees and scrub within the site would be impacted by the proposed development. As such, an Aboricultural Impact Assessment or an Ecological Assessment may be

required to assess and minimize the impact of the proposed development on the existing trees. Also, any future development will need to be sensitive to its impact on the setting of the conversation area. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development.		
Deliverability / developability There are no known legal or ownership constraints. Built structures may need to be cleared prior to development taking place. There are significant constraints on site to mitigate. Surface water flooding, impact on existing trees and on the setting of the conservation area should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party after planning permission is obtained. As such, the site is categorised as developable.	~	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site: • The site is in flood zone 1 with minimal risk of surface water flooding • It is classified as grade 3 agricultural land • There is limited access to natural green space, education facilities, culture and leisure facilities and shops. • There is a pavement along the frontage allowing access to Alconbury Weston and Alconbury • It is in close proximity to the A1 (M) and therefore may be subject to pollution • Alconbury Weald Enterprise Zone and an Established Employment Area are nearby to the site • The site does relate to the built form but may require the removal of a substantial number of established trees on site which could adversely impact the form and character of the area. • It is within the setting of Alconbury Weston Conservation Area In combination, the outcomes of the LAA and SA indicate that the site: • Is potentially suitable for development subject to effective masterplanning to ensure successful integration with established trees on site, the oil pipeline buffer zone and Alconbury Weston Conservation Area. • Ecological Assessment may be required to minimise impact to established vegetation situated on site.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1 ha 70% net developable area to accommodate oil pipeline buffer zone, landscaping and potential retention of trees. $1 \text{ ha} \times 70 \% = 0.7 \text{ ha}$	Option 1: Residential - market and/affordable houses Very low density of 25 dph due to edge of small village location Capacity = $0.7 \text{ ha} \times 25 \text{ dph} = 18 \text{ homes}$	Available 2028 subject to allocation Build out 2-3 years
	Option 2: Residential - market and care homes 0.7 ha for care home use, engagement with the care home provider should be undertaken for a more detailed capacity on the number of potential bed spaces.	

Updates after the Initial Assessment

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Alconbury Weston 4: Land West of 41 Vinegar Hill, Alconbury Weston

Site reference	Alconbury Weston 4
Site name	Land West of 41 Vinegar Hill, Alconbury Weston

Site address	Parish(es)	Site area (ha)
2.7 acres of land west of vinegar hill. Part of the property of 41 vinegar Hill, Alconbury Weston PE284JA	Alconbury Weston	2.70

Promoter's Intentions

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

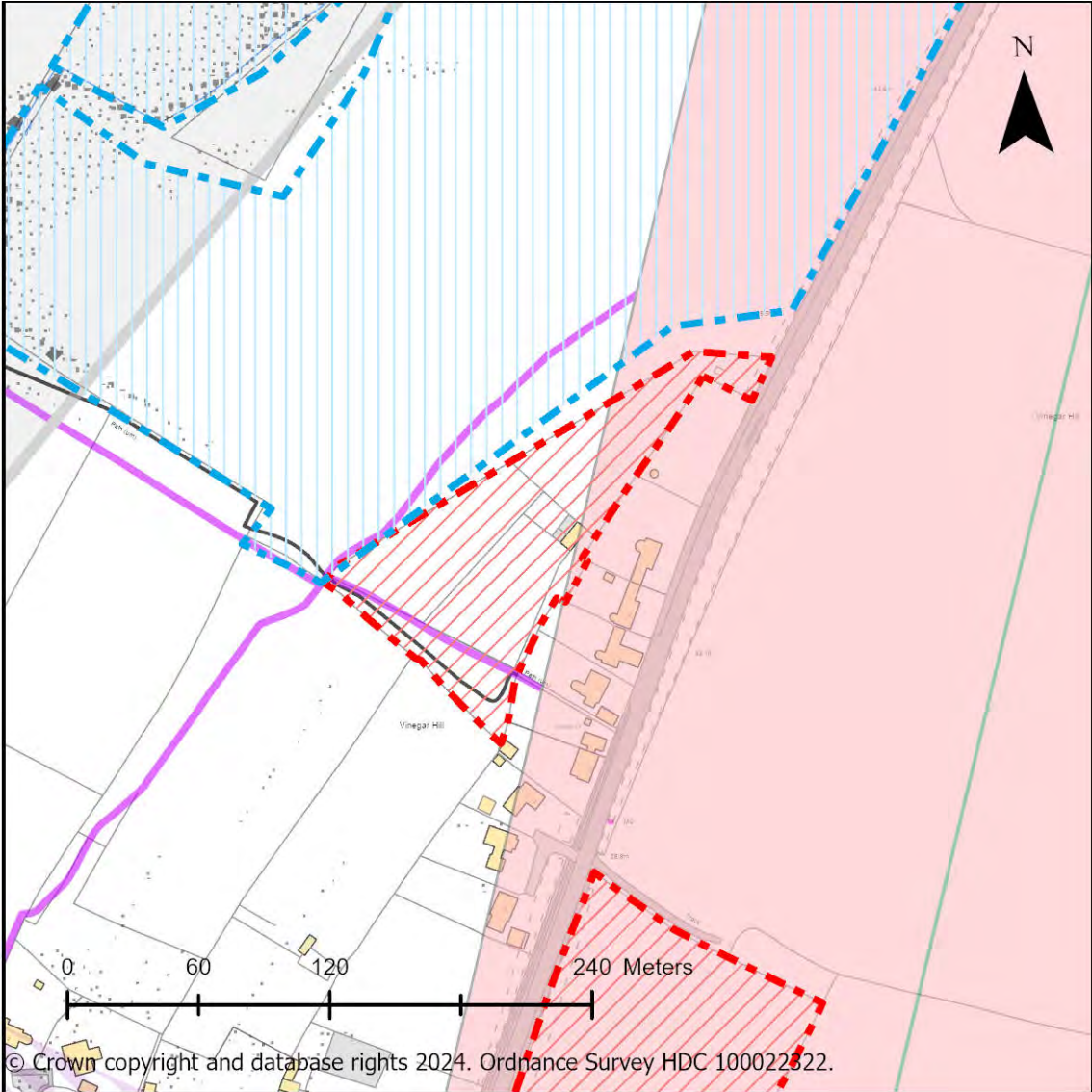
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:134
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Other (Paddocks and grazing land)
Supporting information	None

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is within flood zone 1 and has no risk of surface water flooding. It is classified as grade 3 agricultural land and is situated at the northeastern edge of Alconbury Weston. The land within the site rises relatively steeply from the centre to north eastern corner. The site comprises of contrasting terrain with a low elevation of about 29m and a high elevation about 43m. This reflects the topography of the wider region. It contains built structures (stables) for the keeping of horses. A public right of ways runs along the western and southern boundary. The site has no trees or hedging on its north western boundary; it is therefore highly exposed to the adjoining open countryside to the north west. The southern and eastern boundary comprise of trees and hedging which provides limited screening from the the back gardens of residential properties immediately to the east and further south. The site is highly exposed in both the local landscape and in longer distance views from the north, significant landscaping buffers would be required to mitigate impact of the development. There is no known contamination or pollution on site. Although no gas pipelines cross the site, an oil buffer zone crosses the eastern part of the site. There are no heritage and conservation assets existing within or immediately adjoining the site. This site can potentially be accessed from the Vinegar Hill Road. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.	
Availability The site is in single ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and seeks to obtain planning permission before selling it to a third party for development.	+
Achievability All main services are accessible from the site boundary except access to gas supply. There are topographical constraints to overcome which could impact layout, capacity and achievability. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. However, an oil pipeline buffer crosses the site; an appropriate assessment would be required to assess and mitigate the impact of future development on the oil pipeline infrastructure. Due to the positioning of the site within the buffer zone it is unlikely that it will have a significant constraint to development. The site can be accessed from the Vinegar Hill Road and is situated less than 1 km west of the A1(M). There are built structures on the site that may require clearance. The site promoter seeks residential uses (market or affordable homes) of 20 homes. The development could levy significant adverse landscape impact and therefore substantial screening on along the north western boundary will be required.	~

Deliverability / developability

There are no known legal or ownership constraints. There are built structures on site to clear and there are significant constraint that needs to be mitigated. Landscaping should be a key development consideration within future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party after planning permission is obtained. As such, the site is categorised as developable.

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Progression of Site through to Sustainability Appraisal**Should the site progress to the sustainability stage?**

Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is flood zone 1 with no risk of surface water flooding
- It is classified as grade 3 agricultural land
- The site is remote from natural greenspace but is sufficiently remote from all of the designated nature assets
- Could be subject to pollution from major highway (A1) nearby.
- There is limited access to culture and leisure facilities public transport and shops
- Employment opportunities are in close proximity to the site
- The development could lead to adverse impact upon the setting of Alconbury Weston Conservation Area
- The location of the site would be out of place with the existing built form situated behind a linear development
- It would be difficult to integrate the site with the existing place and community.
- Due to the positioning of the site within the buffer zone it is unlikely that it will have a significant constraint to development.

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

- Is not be appropriate for development due to key constraints arising the location of the development being out of context with the built form.
- The topography of the land would significantly constrain the achievability of development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation undertaken as the site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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Alconbury Weston 5: Land East of Vinegar Hill, Alconbury Weston

Site reference	Alconbury Weston 5
Site name	Land East of Vinegar Hill, Alconbury Weston

Site address	Parish(es)	Site area (ha)
Land East of Vinegar Hill, Alconbury Weston, PE28 4JA Title Number: CB260839	Alconbury Weston	1.60

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 48 homes	Available 2024 - 2028 Built out over 2 - 3 years

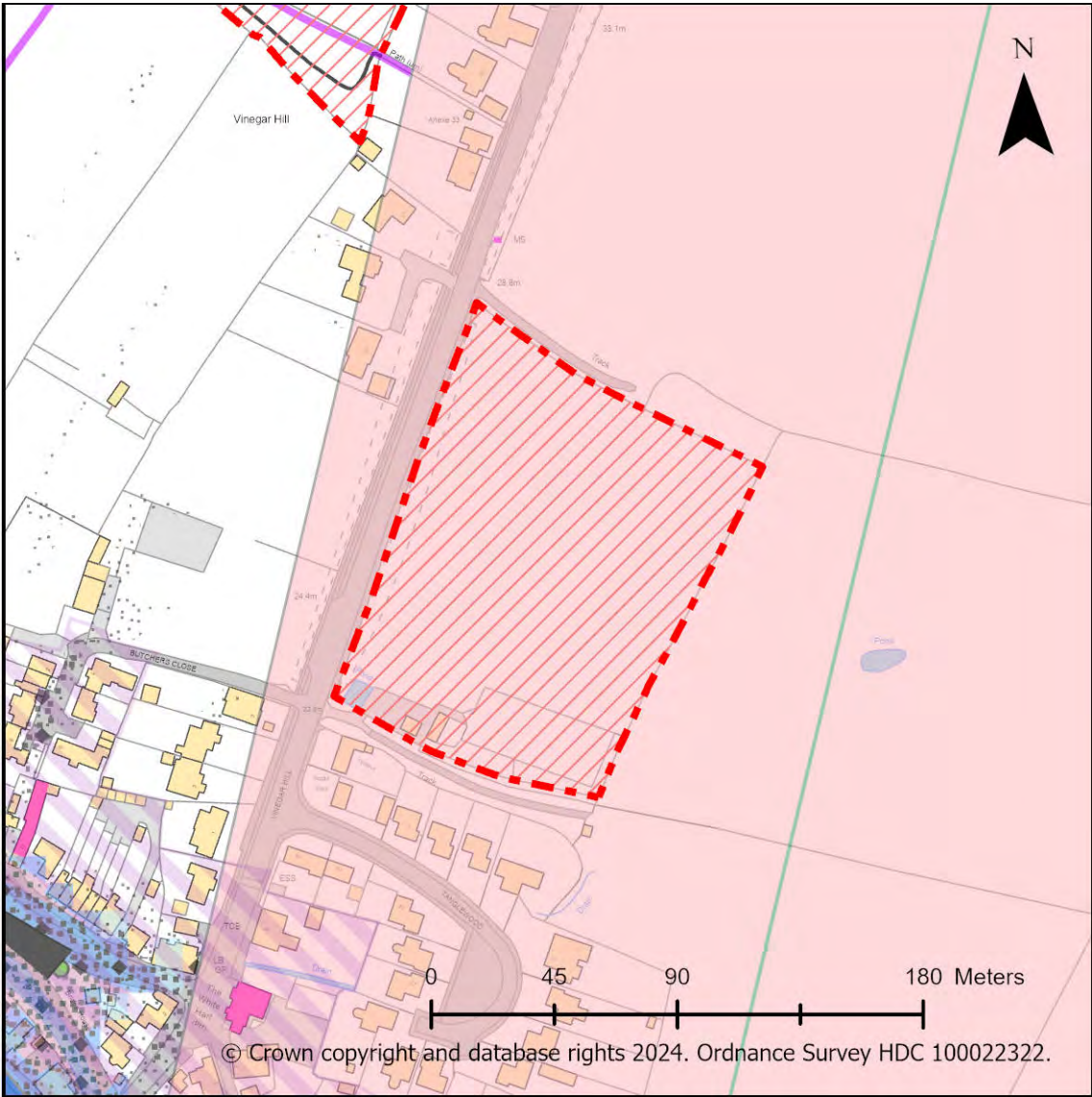
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:195
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	- Location Plan - Submission Cover Letter (June 2023)

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is within flood zone 1 and has some risk of surface water flooding along its western boundary. It is classified as grade 3 agricultural land and is situated at the northeastern edge of Alconbury Weston. The land rises from the west which has the lowest elevation of about 23m up to the east of the site which has the highest elevation about 33m. This reflects the topography of the wider region. It contains two built stables for the keeping of horses and a small pond situated in the northeastern corner. It has no nature designations on it or immediately adjoining it which will impact development. A public footpath runs along its northern and southern boundaries. The site has trees and hedging on all its boundaries which provides screening from the adjoining uses. It is bounded by; Vinegar Hill Road and residential properties on its western boundary; residential properties on its southern boundary; and open countryside on its eastern and northern boundaries. The land to the east of the site has a higher topography and therefore the development will likely be visible for long distances from open countryside. Therefore, significant landscape buffers would likely be required to mitigate adverse landscape impact from the development. There is no known contamination or pollution on site. Although no gas pipelines zones cross the site, the entire site is within an oil buffer zone. There are no heritage and conservation assets existing within or immediately adjoining the site. This site could be potentially accessed from the Vinegar Hill Road. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. The large proportion of the site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond the 400m buffer around a water recycling site.	
Availability The site is in single ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and seeks to obtain planning permission before selling it to a third party for development.	+
Achievability All main services are accessible from the site boundary. The site slopes upwards from west to east which may impact the capacity and layout of the site. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. However, the site is within an oil pipeline buffer; an appropriate assessment would be required to assess and mitigate the impact of future development on the oil pipeline infrastructure. Due to the positioning of the site within the buffer zone it is unlikely that it will have a significant constraint to development. The site can be accessed from the Vinegar Hill Road and is situated less than 1 km west of the A1(M). There are built structures on the site that may require clearance. The site promoter seeks residential uses (market or affordable homes)	~

of 48 homes. Further landscaping will be required to mitigate the impact of the development of site on the countryside and opportunities should be taken to enhance biodiversity. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development.	
Deliverability / developability There are no known legal or ownership constraints. There are structures on site that may require clearance and there are significant constraints on site to mitigate. Landscaping, surface water flooding impact on the oil pipeline infrastructure should be key development considerations within future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party after planning permission is obtained. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Within flood zone 1 with minimal recorded risk of surface water flooding • It predominantly greenfield grade 3 agricultural land, the remaining being previously developed. • It has limited accessibility from natural greenspace, shops, a primary school, public transport and culture and leisure facilities. • There are employment opportunities nearby to the site namely Alconbury Weald Enterprise Zone and an Established Employment Area. • There is a pavement along the frontage promoting active travel. • Development could cause adverse impact upon Alconbury Weston Conservation Area • Relates closely to built form and density is similar to surrounding townscape. • Potential for significant landscape impact due to topography within and surrounding the site. • The site could effectively integrate into the surrounding community and place. • Due to the positioning of the site within the buffer zone it is unlikely that it will have a significant constraint to development In combination, the outcomes of the LAA and SA indicate that the site: • Is appropriate for development subject to engagement with utility providers that placing development within an oil pipeline buffer zone is acceptable. • The site will likely be visible from higher land to the east from public right of ways and therefore significant landscape buffering to mitigate impact will be required.
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- Could be subject to pollution due to major highways requiring further assessment.
- There may be topographical constraints to overcome that could impact the capacity of the proposal.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.6 ha 80% net developable area to accommodate significant landscape buffering and consider topographical constraints. 1.6ha x 80% = 1.28 ha	Residential - market and/or affordable housing Very low density of 25dph due to village context Capacity = 1.28 ha x 25 dph = 32 homes	Available post 2028 to allow for allocation Build out 2-3 years

Updates after the Initial Assessment

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Alconbury Weston 6: Land to the North of the Crossways Distribution Centre, Alconbury Hill

Site reference	Alconbury Weston 6	
Site name	Land to the North of the Crossways Distribution Centre, Alconbury Hill	
Site address	Parish(es)	Site area (ha)
Land to the north of the Crossways Distribution Centre, Alconbury Hill PE28 5XP	Alconbury Weston	52.88

Promoter's Intentions

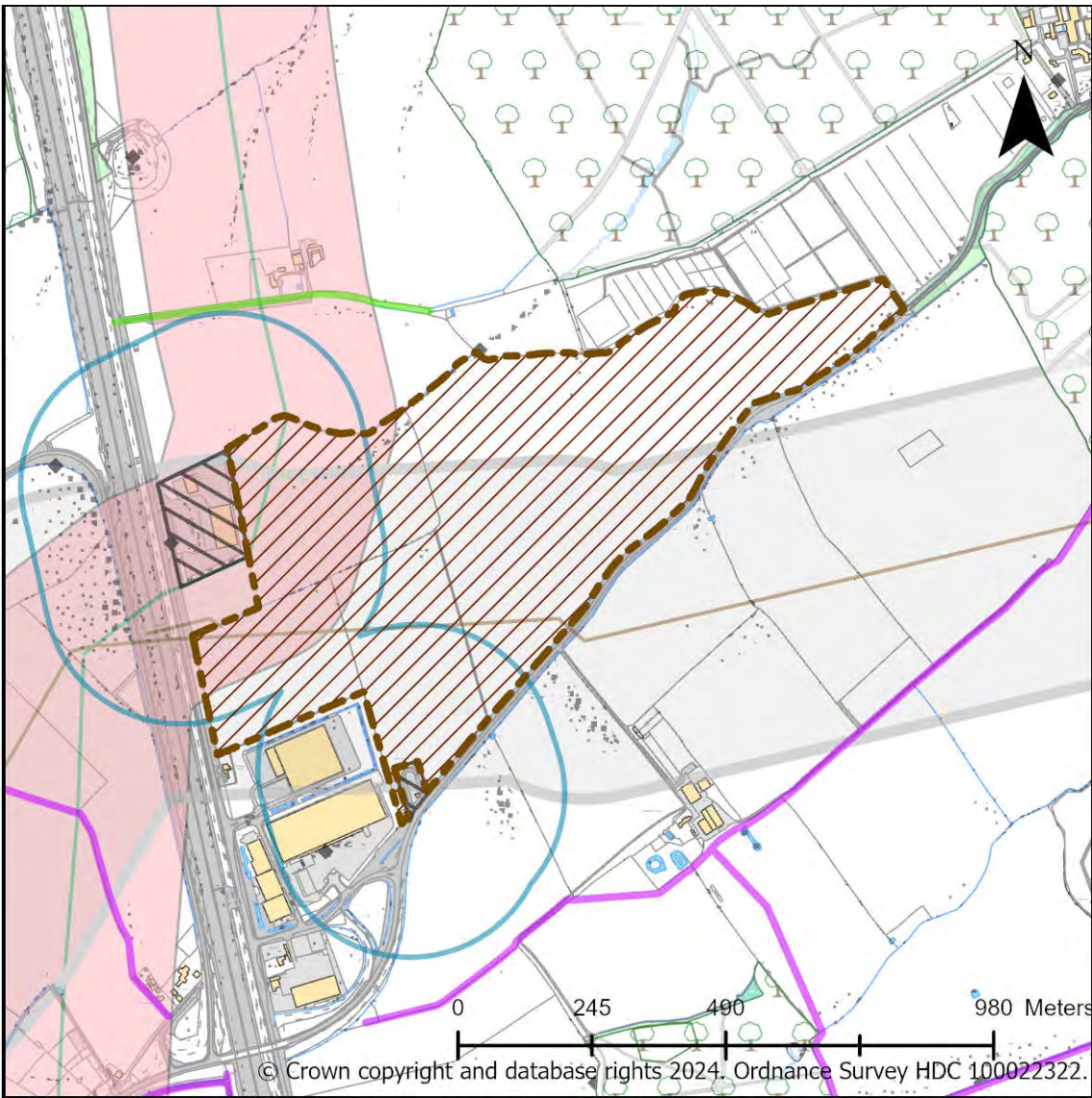
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics, distribution Open space: Biodiversity net gain opportunities Flooding safeguarding	250,000 sqm for either employment/distribution 1ha for biodiversity net gain opportunities 0.5ha for flooding safeguarding	Available 2024 - 2028 Built out over 5 - 10 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:327
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is within flood zone 1 and has some risk of surface water flooding. It is classified as grade 3 agricultural land. The site is situated about 1.5kms northeast of the Alconbury Weston village; about 1.5kms north of Alconbury Weald development and lies to the east of A1(M). The land sits in a region of higher terrain compared to the rest of Alconbury Weston. The site slopes gently from the southwestern corner towards the northeastern corner. It has no nature designations on it, but it is within the immediate setting of a SSSI (Monks Wood National Nature Reserve) which will impact development. It contains no built structures and comprises of arable agricultural land. The northern boundary comprises of trees and hedging which provides screening from the adjoining agricultural land and built	~
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structures associated with Monks Wood Farm. The site is separated from Monks Wood National Nature Reserve situated north of the site by 7ha of experimental plots. The western boundary comprises of trees or hedging which provides screening from the adjoining Ermine Street Road and a Waste Recycling Centre and a Waste Transfer Station. In addition, 10m belt of trees and hedging separates Ermine Street and the A1(M) prevents any form of visibility of the site from the A1(M). There is intermittent trees on the eastern boundary, the site would be exposed to the open countryside to the east. The site adjoins commercial buildings associated Crossways Distribution Centre and Alconbury Household Recycling Centre on its southern boundary. Mature trees and hedging along the site boundary prevent visibility of the site from these uses. However, most of the southern boundary has few trees and hedging which makes the site visible from an adjoining unnamed road and the open countryside. The site is exposed in both the local landscape and in longer distance views from the south, east and north and therefore significant landscaping buffers would be required to mitigate impact of the development. Air quality could potentially be an issue that need to be addressed due to western part of the site being within a Waste Management Area.

There is no known contamination or pollution on site. Oil and gas pipelines cross the site and most of the site lies within an oil and gas pipelines buffer zones. Appropriate consultations and assessment would be necessary to ensure development does not impact any oil and gas infrastructure. There are no heritage and conservation assets existing within or immediately adjoining the site. This site could be potentially be accessed from the Vinegar Hill Road.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.

Availability

The site is in single ownership who support its development are in partnership with a planning consultant to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and it is likely to be delivered by a master developer either in isolation or in conjunction with a more extensive development.

Achievability

All main services are accessible from the site boundary. The site elevation is broadly level meaning there will unlikely be topological challenges. An oil and gas pipeline infrastructure crosses the site, but overhead power lines are present. An appropriate assessment would be required to assess and mitigate the impact of future development on the oil pipeline infrastructure. The site can be accessed from an unnamed road which connects to Ermine Street. The site promoter seeks commercial uses (either employment or distribution) of 250,000 sqm. Landscaping will be required to mitigate the impact of the development of

site on the countryside. An ecological survey would be required to demonstrate that any impacts on protected species within the SSSI are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. To address the potential air pollution, air quality assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures. Also, Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development.	
Deliverability / developability There are no known legal or ownership constraints. There are no built structures to clear prior to development but there are significant constraints that need to be addressed. Impact on the SSSI, impact on the oil pipeline infrastructure, air quality issues, surface water flooding and landscaping should be key considerations within future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by a master developer. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site: • The site is in flood zone 1 with minimal recorded risk of surface water flooding • Meets all of Natural England's Standards for accessing greenspace • Monks Wood SSSI and National Nature Reserve adjoins the site to the north east which could be adversely impacted by the development. • The scale and location of the proposal could offer substantial employment growth and business clustering opportunities. It is close to employment concentrations to the south and is strategically located, adjacent to the A1(M) • Development on the whole site could levy significant adverse impact upon the countryside/designated nature assets. • Logistics use would support low density employment land. The density is higher than adjoining uses. • Development on the western of the site could improve integration with adjoining uses and minimise landscape impact. Therefore, with effective masterplanning the site could be integrated with the the local environment. • There are no heritage assets that would be adversely impacted by the development

• There is a frequent bus service nearby but active travel infrastructure from the bus stop to the site is not available. • The scale and nature of the proposal could levy substantial pollution. In combination, the outcomes of the LAA and SA indicate that the site: • Is potentially suitable for employment land development subject to effective masterplanning to ensure adverse impact to a designated nature asset and the countryside is minimised and successful integration with adjoining road infrastructure and existing businesses and the oil pipeline buffer zone is achieved. • An ecological survey will be required to understand impact upon Monks Wood SSSI • Substantial landscape buffering will be required to screen the development from open countryside. • To address the potential air pollution, air quality assessments will need to undertaken

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 52.88 ha 50% net developable area to ensure effective integration with local environment and oil pipeline buffer zone and to mitigate adverse landscape impact. 52.88 ha x 50% = 26.44 ha	Net developable area of 26.44 ha Commercial - Logistics on 26.44ha at 0.40 plot ratio Capacity = (26.44 x 0.4)*10,000 = 105,760 sqm	Available post 2028 to allow for allocation Build out 5-10 years

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted a Vision document (November 2024) to support proposals setting out how 125,000 sqm of floorspace could be accommodated on site. The concept plan shows built development in the eastern part of the site closest to the SSSI, limited further assessment on ecology or landscape are within the Vision document to justify development so close to the designated nature site. Therefore, the capacity is remained unchanged. Significant objections have been raised by Natural England who state that they "object to any allocation of this land due to unacceptable risks to Monks Wood SSSI/NNR and the serious impact on internationally important long-term research carried out by the UK Centre for Ecology and Hydrology (UKCEH), which would jeopardise their future plans and activities." The site is therefore now considered inappropriate for development.
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Alconbury Weston 7: Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston

Site reference	Alconbury Weston 7
Site name	Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston

Site address	Parish(es)	Site area (ha)
The land is situated on the eastern side of Ermine Street and adjacent to the north is a Waste Transfer Station. The site comprises Land east of Ermine Street, Alconbury Weston, PE28 4JH	Alconbury Weston	1.20

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Open space: Natural, green and open space Biodiversity net gain opportunities Land to safeguard against flooding	5,400 sqm of employment use 0.12 ha for supporting infrastructure (access and road provision) 0.22 ha for natural, green or open spaces 0.12 ha for biodiversity net gain opportunities 0.20 ha for land to safeguard against flooding	Available 2024 - 2028 Built out over 3 - 4 years

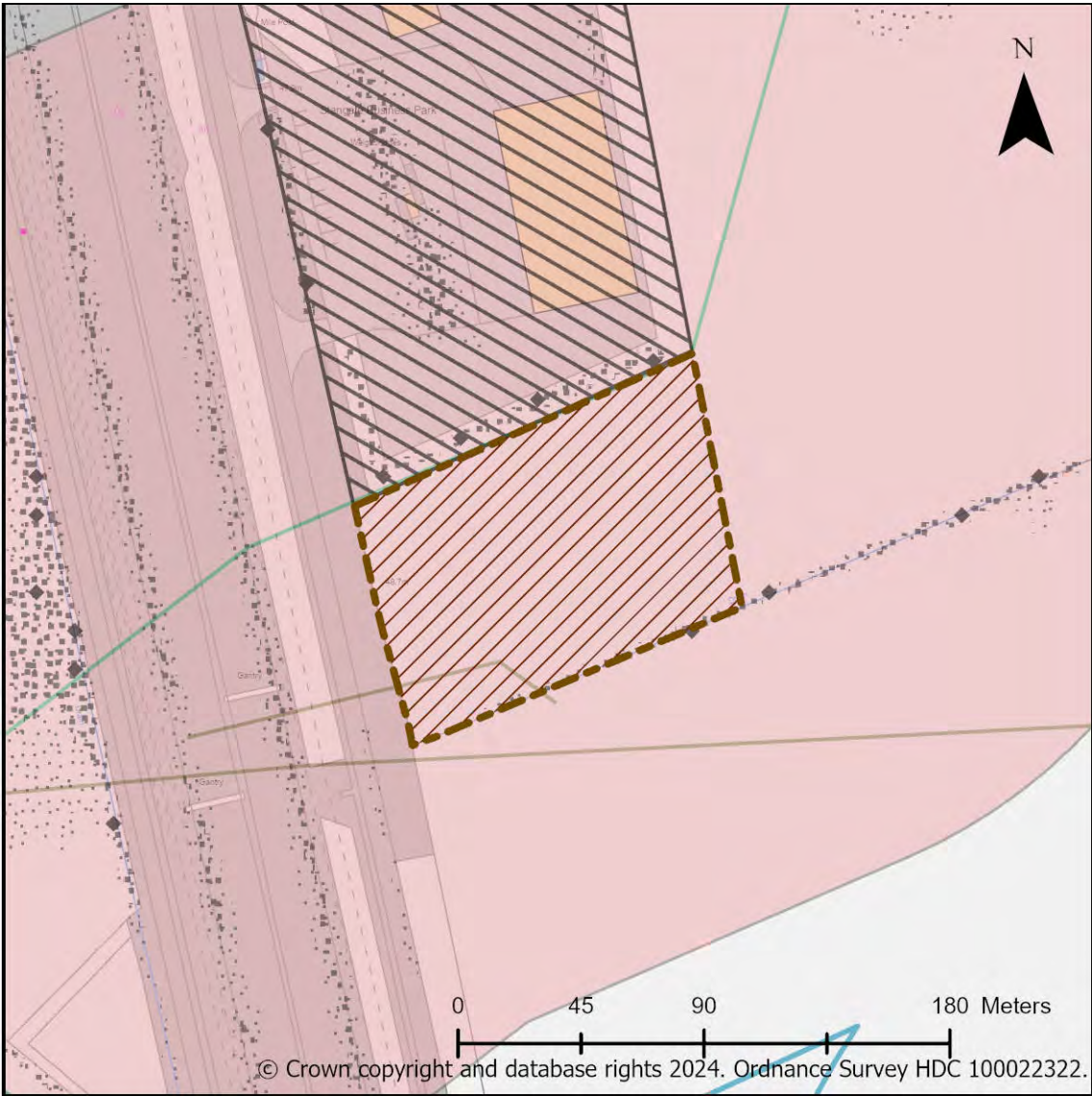
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:312
Relevant planning history	None

Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic leaflet (June 2023)

Fundamental Constraints

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



HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site is wholly within a waste management area which is specifically identified on the Cambridgeshire and Peterborough Minerals and Waste Local Plan as an operational/ committed site for the management of waste.
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Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield

Site reference	Alconbury Weston 8
Site name	Safefield Farm, North West of Alconbury Airfield

Site address	Parish(es)	Site area (ha)
Safefield Farm, Land northwest of Alconbury Airfield (otherwise known as Top Farm 1 and Top Farm 2)	Alconbury Weston; The Stukeleys; Upton and Coppingford	267.55ha

Promoter's Intentions

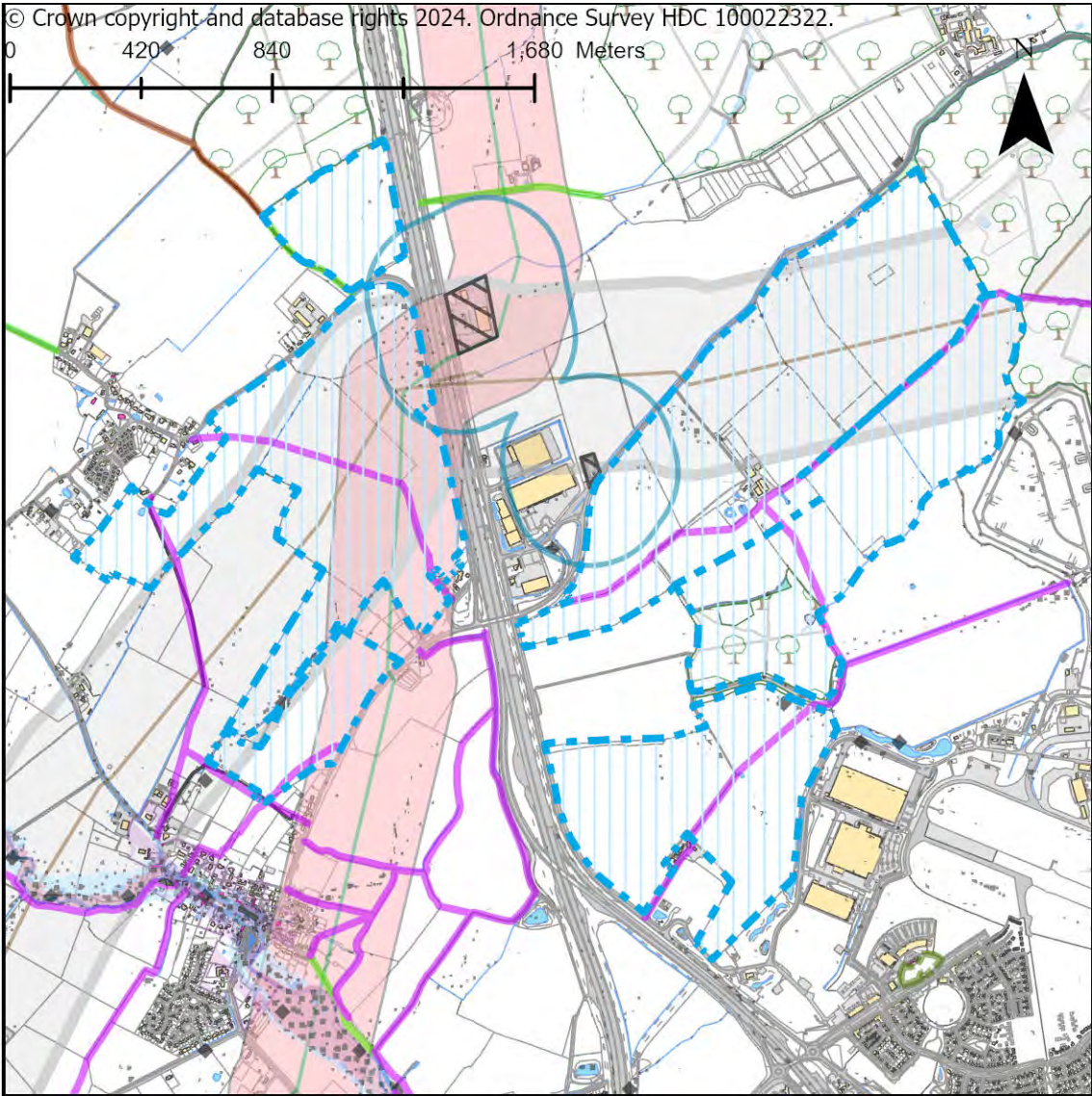
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable homes - Specialist housing - Custom and self-build housing Commercial: - Employment - Retail - Logistics, distribution Infrastructure: - Supporting infrastructure e.g. schools, community centres - Health uses - Transport and parking/lorry parking - Renewable energy Open spaces: - Natural, green or open spaces - Biodiversity net gain opportunities - Land to safeguard against flooding	Circa 3,000 homes Commercial uses floorspace to be determined Infrastructure floorspace to be confirmed Open spaces, number of hectares to be determined	Available 2023 Build out 15 plus years

Core information

How was the site identified?	Call for sites submission: site reference - CfS:43
Relevant planning history	Application number: 18/02536/FUL Proposed development: Part retrospective conversion of barn into two, two storey dwellings and external alterations. Outcome: Approved Application number: 18/00316/FUL Proposed development: Retrospective permission for the conversion of an agricultural building to a single dwelling. Outcome: Approved Application number: 17/02065/PMBPA Proposed development: Conversion of agricultural barn to two, single storey residential dwellings. Outcome: Approved Application number: 15/01366/PMBPA Proposed development: Conversion of barn to detached dwelling and creation of garden and parking area. Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan Safefield Farm Shapefile

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	The north eastern parcel, east of the A1 includes Hermitage Wood County Wildlife Site and Ancient and semi-ancient woodland which is approximately 12.50ha in size.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability

The site is not constrained by fluvial flood risk. Surface water flood risk is present on the site at high risk (2.44ha), medium risk (3.10ha) and low risk (21.79ha). The site is predominantly grade 3 agricultural land with the exception of 0.60ha.

The site is made up of four parcels of land two east of the A1M and 2 west of the A1M. All parcels sit within the slightly undulating elevated land of the Central Claylands and is agricultural farmland. There are no heritage assets within the site.

The south western parcel sits between the village of Upton to the west and the A1M to the east. Clear views into the site can be seen from Hamerton Road, Vinegar Hill and Nora Wood Way, but is more screened to from Main Street in Upton by trees and hedgerow. Two public rights of way cross the parcel and can be accessed from Upton at Main Street (heading towards Alconbury Hill) and from Pig Market End (heading towards Alconbury Weston). No heritage or nature conservation are present within the site. An oil pipeline and buffer zone covers just under half of the site starting at the A1M and stretching west. In the north western parcel a public right of way runs along/within the western edge. Lee Wood Business Park and residential properties also immediately abut the western edge. Immediately north of the parcel is Upton Wood Ancient Woodland and County Wildlife site. The eastern boundary abuts the A1 M and the parcel is separated from south western parcel by Main Street/Nora Wood Way clear view into the site can be seen from the roads and public right of way. Due to the size and nature of the eastern parcels of land landscape impact would be significant and development would be clearly seen from Upton and Alconbury Weston. Presence of an oil pipeline and buffer zone has the potential to affect the layout of the site and could limit development within this area. Presence of the A1M could present noise air and light pollution for future occupants and would require assessment and mitigation. The Central Claylands is characterised by regularly spaced traditional villages, often clustered around village greens strategic landscaping would be required to retain the built form of the distinctive nucleated villages of Upton and Alconbury Weston. Impact on Upton Wood Ancient Woodland may also be a significant constraint in the north western parcel. Integration of residential properties and business park would also be required. The north eastern parcel of land sits west of the A1M; outside north west corner sits Crossways Distribution Centre an established employment area. The western edge is screened with trees and hedgerow and the northern boundary contains some trees and hedgerow but can be clearly seen within the wider landscape. On the eastern boundary sits Bevill's Wood Ancient woodland and 'Hill Wood and Long Coppice' County Wildlife site and ancient & semi-natural woodland. Within the south of the site Hermitage wood County Wildlife Site and Ancient and semi-ancient woodland is located (approximately 12.50ha), the site also includes a Scheduled Monument. Two public rights of way are present within the site one traversing the site and one linking towards Hermitage Wood. Safefield farm residential properties and agricultural buildings are present within the site and are accessed from Monks Wood Road that bounds northern edge. A gas pipeline and buffer zone runs through north eastern third of the site. The south eastern corner bounds strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm and Alconbury Enterprise Zone, where existing businesses are present. The south eastern parcel wraps around SEL1.1 Former Alconbury Airfield and Grange Farm and Alconbury Enterprise Zone, where existing businesses, MAGPAS and some residential properties are present. A public right of way within the site heads west to east towards hermitage wood and the northern edge of Alconbury Airfield and Enterprise Zone.		Due to the size and nature of the eastern parcels of land landscape impact would be significant and development would be clearly seen from Monks Wood Road and public rights of ways. Presence of an oil pipeline and buffer zone has the potential to affect the layout of the site and could limit development within this area. Presence of the A1M could present noise air and light pollution for future occupants and would require assessment and mitigation. The sites include and abut a number of ancient woodland sites which are a key characteristic of the Central Claylands where the protection and management of such areas would be a key priority. The ecological and biodiversity impact on these sites and from potential increases in footfall has the potential to be significant and assessment of and mitigation would be required. Integration of residential properties and business park would also be required. The site has potential to provide expansion for established employment uses. The site is greenfield agricultural land and offers no opportunities to contribute to regeneration. The site is not within mineral safeguarding area, part of the eastern (8.9ha) and western (5.4ha) parcels are within a water recycling area, which could limit development or require further assessment.	
		Availability The site is owned by a single company ownership and control, development is supported by the owners. The site is available from 2023 and would be delivered by a master developer. Build out is estimated to take 15 years plus.	~
		Achievability Gas, mains water and electricity supply are noted as being accessible from the site boundary as are digital and telecommunications infrastructure. The site is in proximity to the A1 which would assist with the logistics of construction. Due to the scale and proposed nature of the site significant infrastructure would be required such as primary and secondary schools, community services and facilities and new junctions to the A1 may be necessary and transport impact assessed and mitigated. Noise air and light pollution from the A1M would require mitigation for future occupants. Gas and oil pipelines and buffer zones and the presence of water recycling areas may affect the layout and achievability of development. Development would require significant landscaping to minimise impact on nearby villages and nature conservation assets. The site promoter proposes a detailed landscape visual impact assessment to address landscape impact. They note that the setting of Hermitage Wood, open countryside context and views are identified as key constraints and that Safefield Farm East is more suited to development, particularly commercial, due to proximity to Alconbury Weald and Sawfield Business Centre. They note that it is the desire of the landowner to create an exemplar development and new direct access to the infrastructure of the wider Huntingdon region via A14 / A1(M) could be achieved which will help to manage traffic flows in and out of the	~

development and minimise impact on the local highway network. They believe the site would also support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond.	
Deliverability / developability There are no known legal or ownership constraints. Development would need to demonstrate that it could overcome, mitigate against or demonstrate integration or positive impact on a number of constraints. These include, but are not limited to transport access and impact, impact on nature conservation assets and nearby villages, provision of substantial infrastructure and design and layout of the site. There are no known legal or ownership constraints. The site is contrary to policy so an allocation status would be required. If constraints could be overcome the site could be categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is open countryside and the reuse of previously developed land is negligible. The site is predominantly grade 3 agricultural land with the exception of 0.60ha. • The site is not constrained by fluvial flood risk some surface water flood risk is present. • There is potential for enhanced public transport connections via sustainable rapid transit/busway network and Alconbury railway station, however these schemes are not confirmed without this private transport could dominate. • The site may impact on ancient woodland, county wildlife sites and scheduled monument and is close to conservation areas in Alconbury Weston. • There are opportunities for active travel and significant open spaces with opportunities for green corridors, however these are not specified. • The site is of a size that could provide opportunities to address the impacts of climate change however this is not specified. • If developed the western parcels may not provide a sustainable location for development without significant intervention. • Development would require substantial supporting community infrastructure and services to support the new community. • The site has potential to improve employment opportunities for residents, integration with existing uses could be achieved after the completion of the Enterprise Zone • The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required.

• Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. • The scale of the site means that there may be archaeological value within the it • The eastern and western parcels do not relate well to each other (being separated by the A1) and integration of the two may require significant infrastructure. • The scale of the site and the proximity the A1 will present issues with noise, air, vibrational and light pollution and has the potential to impact upon the strategic and local road network through increase vehicle movements. In combination the outcomes of the LAA and SA indicate that the site: • Would require significant masterplanning to demonstrate that the site could create a sense of place in relation to accessibility, townscape impacts on Upton and Alconbury Weston and the affect on ancient woodlands, alongside the integration of properties that are within the north eastern parcel • Could achieve integration with Alconbury Enterprise Zone once completed. • The north western parcel relates well to existing employment use and could provide opportunity for local business expansion • May face issues regarding integration of the northern and southern eastern parcels of land which may be unachievable do to the dissection of the sites by a public footpath. • Could fundamentally alter the nature of Alconbury Weston and Upton, community services, facilities and infrastructure would be required. Landscaping and separation from Upton and Alconbury Weston would be required to prevent coalescence and retain character of the small villages. • May impact on nature, ecology, biodiversity, archaeological and heritage assets would require assessment and mitigation. • May require new junctions to the A1 and transport impact assessment and mitigation. • May be subject to noise air and light pollution from the A1M which would require mitigation for future occupants. • Has gas and oil pipelines and buffer zones and a water recycling area which may affect the layout and achievability of development. The south western parcel is covered with gas and oil pipelines which may make development unachievable. • Would require significant landscaping to minimise impact on nearby villages and nature conservation assets. • Would require flood mitigation • Requires assessment of active travel and sustainable transport solutions • Will need significant infrastructure to support development, such as schools, local services and green spaces/infrastructure. • Transport impacts due to the size of the site would require assessment. • The A1 dissects the site and integration of parcels of land would require additional infrastructure to compensate.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 267.55ha	North western parcel	Available post 2028 subject to allocation
North western parcel Gross site area approximately 12.7ha 60% net developable area to mitigate against impact on Upwood Wood. 12.7ha x 60% = 7.62ha	Net developable area of 7.62ha Commercial - employment 0.35 plot ratio to represent employment uses= (7.62ha x 0.35)*10,000= 26,670sqm	Build out 2 to 5 years
South western parcel Gross site area approximately 81ha Classified as undevelopable unless it can be demonstrated otherwise due to landscape and townscape impact on Upton and Alconbury Weston, and coverage of oil and gas pipelines. Significant infrastructure may be required to provide access to the A1.	South western parcel Undevelopable	Undevelopable
North eastern parcel Gross site area approximately 131.12ha 50% net developable area to mitigate against impact on Hermitage Wood, Bevills Wood, Hill Wood and Long Coppice and provide openspace/landscape corridors. 131.12 ha x 50% = 65.56ha	North eastern parcel Net developable area of 131.12ha Commercial - employment/ logistics/distribution 0.35 plot ratio to represent a mix of commercial uses= (131.12ha x 0.35)*10,000= 458,920sqm	Available post 2032 to allow for allocation and build out of Alconbury Enterprise Zone Build out 10 to 15 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
South eastern parcel Gross site area approximately 42.73ha 60% net developable area to mitigate against impact on Hermitage Wood and provide openspace/landscape corridors. 42.73ha x 60% = 25.638ha	South eastern parcel Net developable area of 42.73ha Commercial - employment/ logistics/distribution 0.35 plot ratio to represent a mix of commercial uses= (42.73ha x 0.35)*10,000= 149,555sqm Total capacity = 26,670 + 149,555 + 635,145 = 811,370sqm	Available post 2032 to allow for allocation and build out of Alconbury Enterprise Zone Build out 5 to 10 years

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted additional plans:

- Indicative Concept Plan
- Constraints Plan

This site was originally considered potentially appropriate for development through the in-combination outcomes of the Council's Land Availability Assessment and Sustainability Appraisal. However significant objections have been raised by Natural England who state that they " object to any allocation of this land due to unacceptable risks to Monks Wood SSSI/NNR and the serious impact on internationally important long-term research carried out by the UK Centre for Ecology and Hydrology (UKCEH), which would jeopardise their future plans and activities." National highways raised issues noting that "Development requires realignment of the A1 between Wansford Station overbridge and Elton Road (Water Newton)." which has the potential to impact viability and achievability. The site is therefore now considered **inappropriate for development**

Alconbury Weston 9: Land Northwest of Chequers Close, Alconbury Weston

Site reference	Alconbury Weston 9
Site name	Land Northwest of Chequers Close, Alconbury Weston

Site address	Parish(es)	Site area (ha)
Land Northwest of Chequers Close, Alconbury Weston	Alconbury Weston	1.60ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	15 homes	Available 2024-2028
Market and/or affordable homes	15 plots	Build out 1 to 2 years
Custom and self-build housing	0.30ha biodiversity net gain	
Open space:	0.3ha land to safeguard against flooding.	
Biodiversity net gain		
Land to safeguard against flooding		

Core information

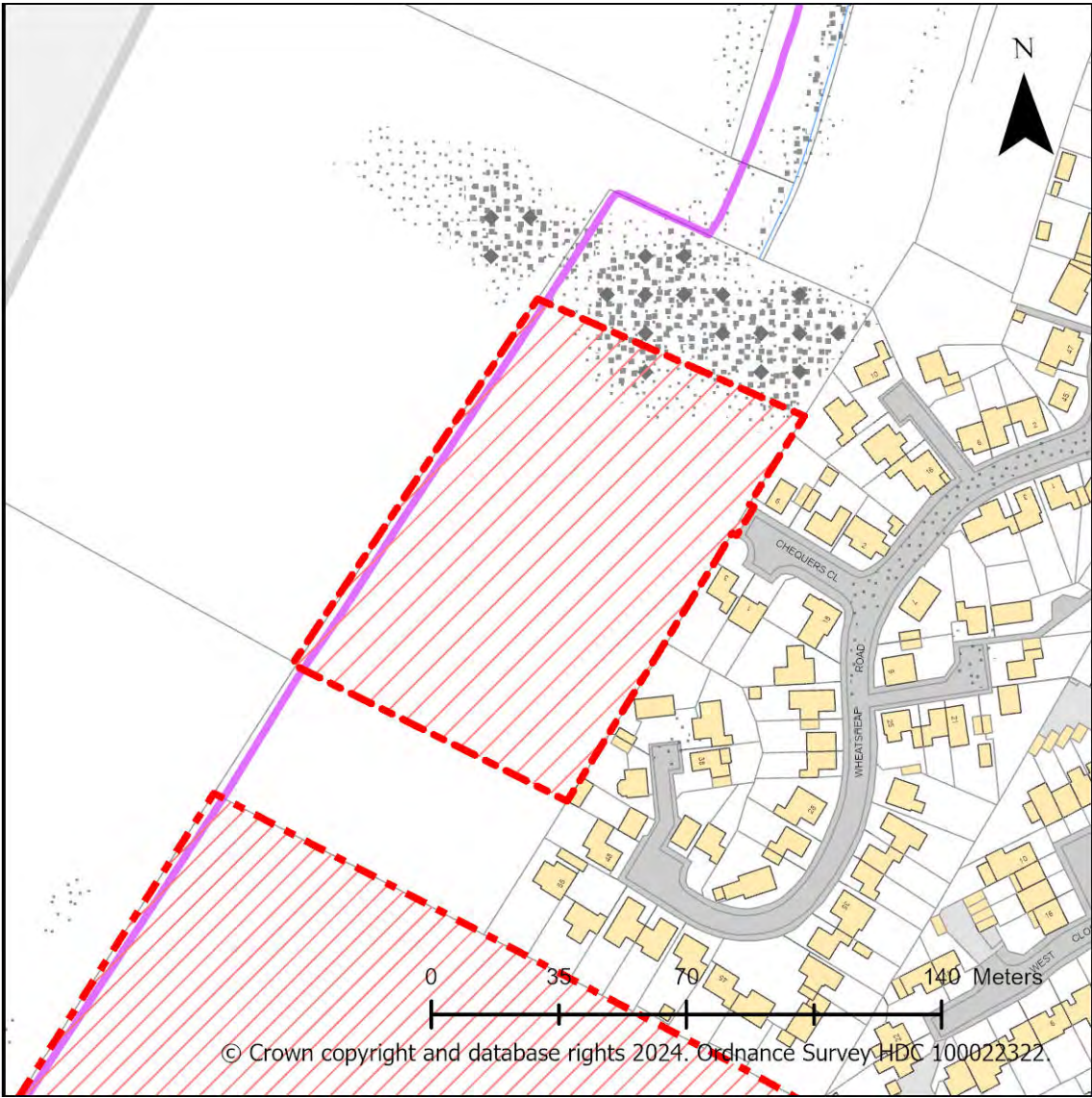
How was the site identified?	Ongoing call for sites submission: site reference - CfS23-249
Relevant planning history	Appeal reference: APP/H0520/W/23/3327277, Proposed development: Residential development for up to 15 dwellings with all matters reserved except access and layout (22/01350/OUT/ 21/01343/OUT) Outcome: Refused Application number: 22/01350/OUT

	Proposed development: Proposed Rural Exceptions Residential Development for up to 15 Dwellings with all matters reserved except access and layout (re-submission of 21/01343/OUT) Outcome: Refused Application number: 21/01343/OUT Proposed development: Outline permission for the erection of up to 15 Dwellings. All matters reserved except access. Outcome: Refused Application number: 0402833OUT Proposed development: Residential development (1.62 hectares) Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Appeal decision: Appeal Ref: APP/H0520/W/23/3327277 Land Northwest of Chequers Close, Alconbury Weston, PE28 4LE Site location plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present in the north of the site. The site is grade 3 agricultural land.	+
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The site is flat and situated on the western edge of Alconbury Weston. Residential properties at Wheatsheaf Road and Chequers Close line the eastern edge of the site and residential back gardens the northern boundary, with trees and hedgerow bounding all edges . A public right of way runs along the western edge within the site (which can be accessed from the High Street in the village) meaning views into the site can be seen from those using the public right of way. The site is screened from the wider countryside and landscape impact would be minimal. There is no current access to the site from existing roads. The land is agricultural land, however the site promoter says that the land is not used for agricultural purposes. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known heritage or nature conservation assets or tree preservation orders affecting it. The site is greenfield land agricultural land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area, but not within a water recycling area.	
Availability The site is owned by multiple owners and is in multiple control with a legal agreement in place, development is supported by all landowners. There are no known legal restrictions. The site is available from 2024 to 2028. The site promoter notes that the site would be delivered by working with an affordable housing provider, or another developer, to progress any application for that provider or developer to build in conjunction with the District Council. Build out is estimated to take 1 to 2 years.	+
Achievability Gas, mains water and electricity supply is noted as being accessible from the site boundary as is digital and telecommunications infrastructure. There is no current access to the site via road. The site promoter proposes access via chequers close, meaning their could be issues with ransom strips to access the site, which could impact viability or deliverability. Suitable access would need to be identified.	~
There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Alconbury Weston is near to the A1M which could assist with the logistics of construction. The site promoter provided the dismissed appeal decision for the site which proposed 3 parking spaces for existing residents of Chequers Close to compensate for the loss of the turning head which would provide access to the proposed site.	
Deliverability / developability	~

There are no known legal or ownership constraints. Development would need to demonstrate if access could be achieved. If this constraints could be overcome the site could be categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk, surface water flood risk is present • The site is wholly greenfield grade 3 agricultural land • The site is well related to the existing place and community. • The site is close to limited local services and facilities and employment opportunities are 5km away. • The amount of development proposed is small enough to not affect the character of the area. • The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained. • Safe access to the site via Chequers Close, which would require careful consideration of the residential amenity of existing residents. • Incorporation of the public right of way should be included to facilitate active travel opportunities. In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide development of a scale that could be integrated into the existing place and community • Would have minimal landscape impact if trees and hedgerow were retained • Would require incorporation of public right of way • Would require assessment of residential amenity of existing residents on Chequers Court if access is obtained from here. • Site access requires resolution, ransom strips may be present inhibiting development. • Surface water mitigation would be required.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.60ha 75% net developable area to allow for flood mitigation and incorporation of public right of way and access. 1.60h x 75% = 1.20ha	Net developable area of 1.20ha Residential - market and or affordable homes and/or custom and self build homes. Low density of 35 dph to reflect the lower density context of larger villages. Capacity = 1.20ha x 35dph = 42 homes	Available post 2028 subject to allocation Build out 2 to 3 years

Updates after the Initial Assessment

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Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury

Site reference	Alconbury Weston 10
Site name	Land East of B1043 and South of Alconbury Hill, Alconbury

Site address	Parish(es)	Site area (ha)
Land east of B1043, west of Hermitage Wood and north of Alconbury village.	Alconbury Weston; The Stukeleys	20ha

Promoter's Intentions

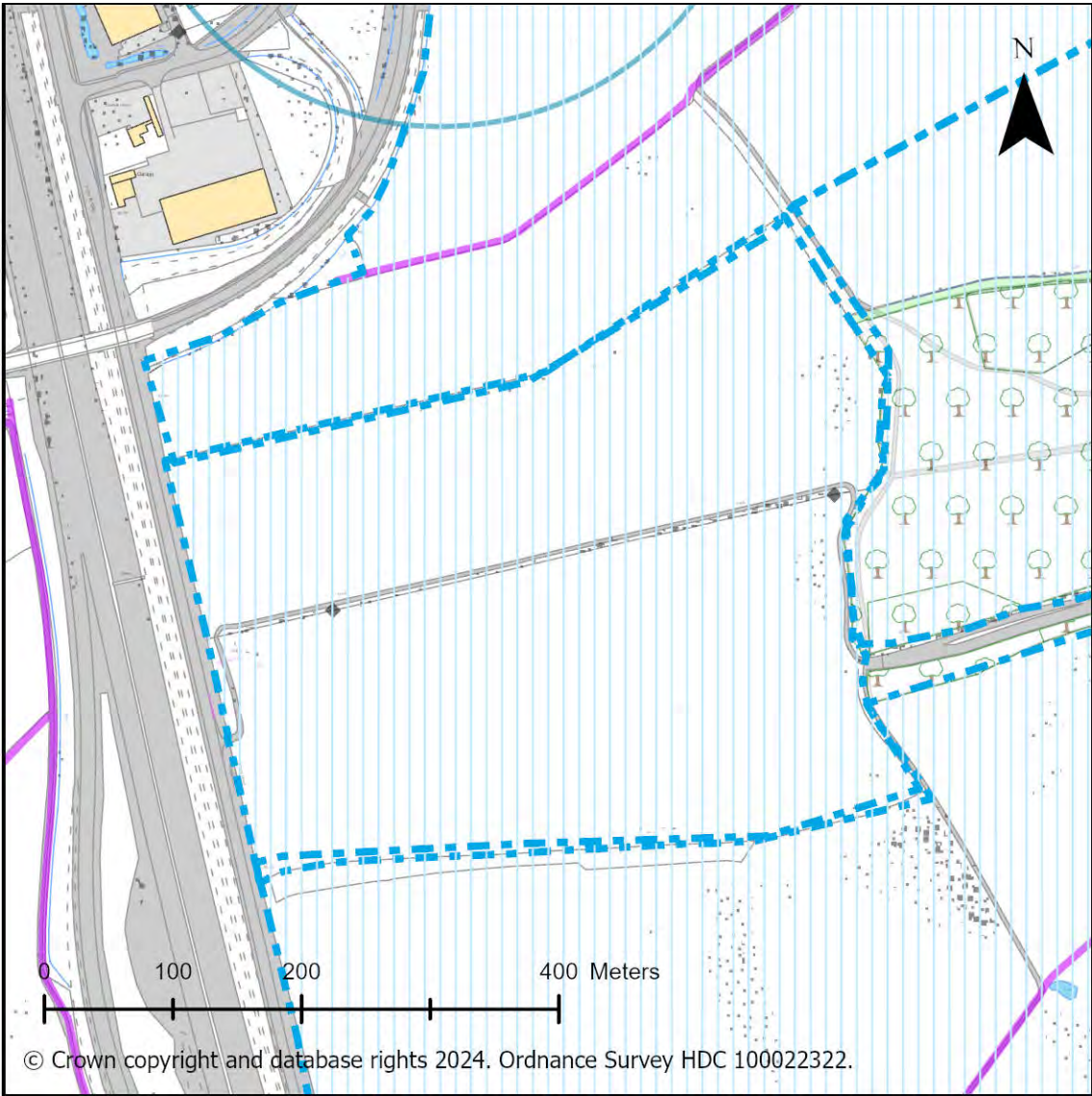
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Infrastructure: Supporting infrastructure e.g. schools, community uses Open space: Natural, green and open space	400 homes Supporting infrastructure and open space area/capacity not specified.	Available 2023 Build out over 6 to 8 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:324
Relevant planning history	HELAA (December 2017): East of B1043, Alconbury (062)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 and has some risk of surface water flooding. The site is classified as grade 3 agricultural land. The land is generally uniform with an elevation of about 50m. It contains no built structures but contains a few trees and a track that runs through the site from the west to the east dividing the site into two halves. Although it has a similar topography to the surrounding land, it is within a region of land with a much higher elevation compared to land further to the west and south west of site which includes built development in Alconbury and Alconbury Weston (which are separated from this site by the A1. The northern and western boundaries comprise limited trees and hedging which makes the site visible from the adjoining agricultural land to the north and B1043 and A1(M)	~
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which lies to the west of the site. The southern boundary comprises a narrow belt of trees and hedging which gets narrower towards the east; this provides screening from the adjoining agricultural land. The eastern boundary comprises trees and hedgerow and bounds 14ha of County Wildlife Site and Ancient Woodland (Hermitage Wood) which contains a Scheduled Monument. Due to site being on higher ground and in a countryside location, if developed it would potentially be visible in longer distance views from the west to south and would be visible from public rights of way located further north and south of the site. Air quality and noise pollution could potentially be issues that need to be addressed due to proximity of the site to the A1(M) and B1043.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from B1043 road which lies west of the site.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.

Availability The site is in single company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. The site promoter suggests build out is estimated to take 6 to 8 years based on two housebuilders building out a combined rate of 70 dwellings per annum.	+
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Achievability Access to water, gas and electricity supply and digital and telecommunications infrastructure is unknown. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure cross the site, and no overhead powerlines are present. The site can potentially be accessed from B1043 which lies west of the site and connects to the A1(M). There are no structures on site that would require clearance. The site promoter seeks residential uses of 400 homes and open space uses. To address the potential air pollution and noise issues resulting from proximity of the site to the A1(M), noise impact and air quality assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures. Any future development will need to be sensitive to its impact on the adjoining County Wildlife Site and ancient woodland. An ecological survey would be required to demonstrate that any impacts on protected species within the County Wildlife Site are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. Also, a proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the B1043, and that any adverse offsite transport impacts can be adequately mitigated.	~
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The site promoter proposes high-quality public space which could extend the Hermitage Wood green infrastructure network across the site, increasing biodiversity and that site would be designed to have consideration for the Hermitage Wood County Wildlife Site and the enhancement and protection of wildlife ensuring light; noise or other pollutants are mitigated. Mitigation of pollution as a result from the A1M would be implemented and sustainable transport routes extended from Alconbury Weald, including exploration of bus services. Technical evidence and a masterplan would be developed.	
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, impact on County Wildlife Site, air pollution, noise and transport issues are key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial, but surface water flood risk is present. • The site is wholly greenfield grade 3 agricultural land. • The site is not sustainably located close to local services, cultural or leisure facilities, but is near to employment opportunities at Crossways Distribution Centre and Alconbury Weald. • Proximity to the A1 and A1307 means future occupiers may be subjected to light, noise, odour or visual pollution, but could assist with the operation of the site. • The site proposal could also affect the ancient woodlands in terms of light and noise and visual pollution, with the potential to detrimentally impact existing habitats and species. • The site has a greater relationship to the open countryside than the nearby uses. • The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands, specifically Hermitage Wood which also contains a scheduled monument.

• The site is south of Crossways Distribution Centre, which would require assessment as to the compatibility of these sites in terms of amenity. • The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone. In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as: • Due to its separation from Alconbury Weald it is currently unclear how the site could be masterplanned to become part of this community, without further completion of the Alconbury Weald development and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required. • The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone. • The site has a greater relationship to the open countryside than the nearby uses. • The site proposal could also impact a significant concentration of ancient woodlands in terms of light and noise, with the potential to existing habitats and species, specifically Hermitage Wood which also contains a scheduled monument.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to landscape and ancient woodland impact, lack of demonstrable integration with nearby development.	N/A	N/A

Updates after the Initial Assessment

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Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury

Site reference	Alconbury Weston 11
Site name	Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury

Site address	Parish(es)	Site area (ha)
Land adjacent to the north-west of the Alconbury Weald Development, east of Hermitage Wood and north of Alconbury village.	Alconbury Weston; The Stukeleys	42ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Infrastructure: Supporting Infrastructure e.g. schools, community uses Open space: Natural, green and open space	840 homes Whilst subject to masterplanning, the site promoter anticipates that the site would include a local centre to support the daily needs of the community. No standalone open space proposed but would provide open space and play and sport provision to support the local community.	Available 2023 Build out over 12 to15 years

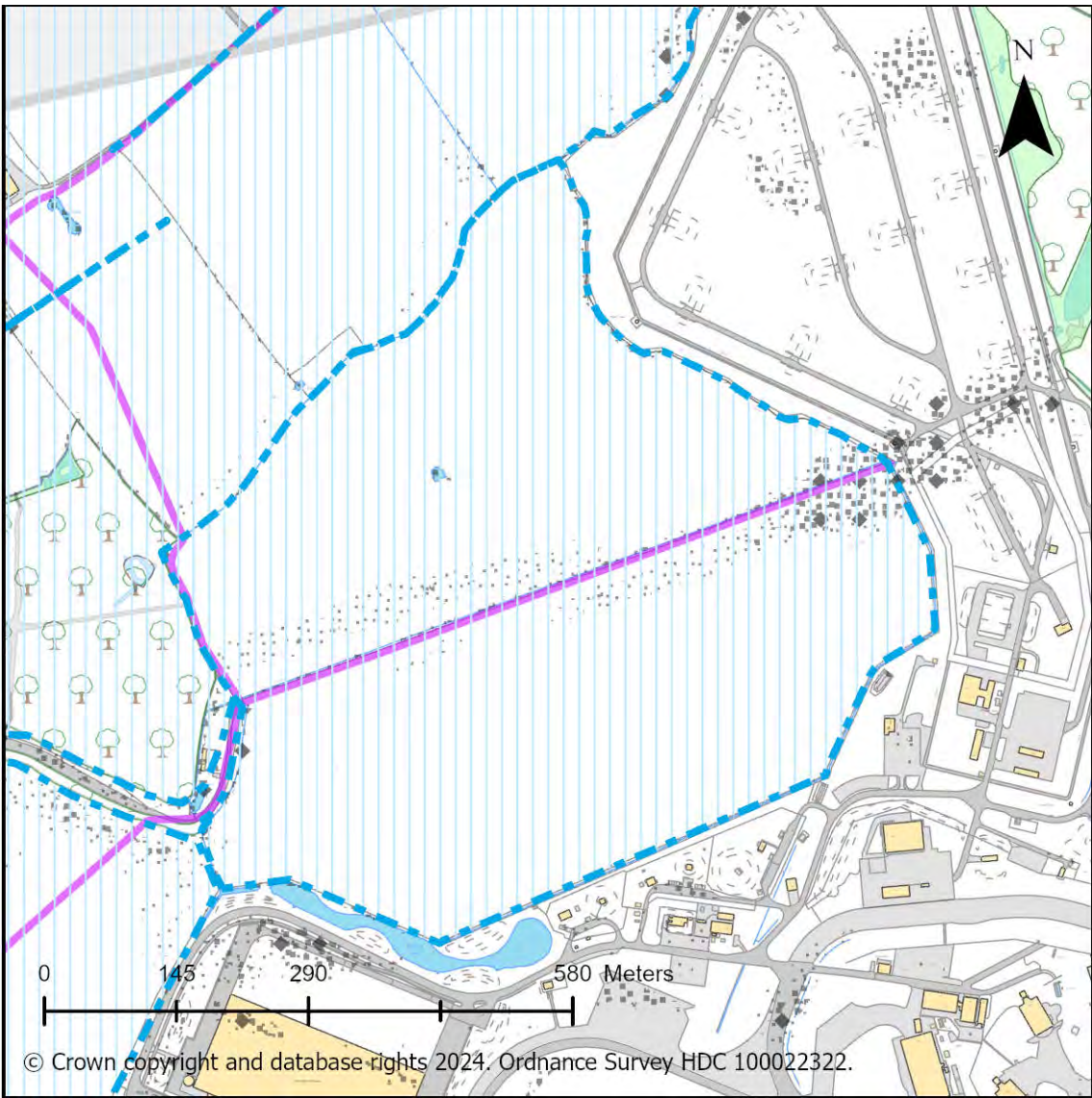
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:360
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Relevant planning history	HELAA (December 2017): Farmland North of Alconbury Weald, East of Hermitage Wood, Alconbury (063) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	No	Pass
Flood zone 3b	No	Pass
Designated local green space	No	Pass
Nature conservation designation	No	Pass
Within mineral development area or water recycling area	No	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 but has some risk of surface water flooding. It is mostly classified as grade 3 agricultural land; however, part of the eastern portion of the site is classified as non agricultural land. The site has a uniform surface and has a similar topography to the surrounding land. It has no built structures within it; it contains a small pond located in the northern half of the site and a public footpath runs across the site connecting areas to the west of site (including Hermitage Wood) to areas to the east of the site (towards Alconbury Enterprise Zone). The boundary of the entire site comprises some trees and hedging which provides very limited screening from the adjoining uses. It is bounded by agricultural land on the northern and north eastern boundary. There is a	~
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footpath along the western boundary which separates the site from the adjoining County Wildlife Site (Hermitage Wood) which contains a Scheduled Monument. The site lies north of the Alconbury Weald and Alconbury Enterprise Zone. This makes the site removed from residential development. There could be an opportunity for integration of the site with Alconbury Weald, yet the practicalities of this are yet to be confirmed. Impact of development on the site would be very significant on the existing landscape and appropriate landscaping will be required as well as the retention of existing trees and hedges on the boundaries to minimise the impact. Future development will need to be sensitive to its impact on the adjoining County Wildlife Site.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site has very limited access to the public highway via a public right of way which passes through the County Wildlife Site and connects to Ermine Street over 1km west of the site. Access to the site through the Hermitage Wood may be harmful to the existing species and trees.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.

Availability

The site is in single company ownership and control who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development following allocation of the site. Build out is expected to take 12 to 15 years.

Achievability

Access to gas, mains water and digital and telecommunications infrastructure are unknown. No oil or gas pipeline infrastructure crosses the site, and no overhead powerlines are present. There are no structures on site that would require clearance. The site promoter seeks residential uses of 840 homes. An ecological survey would be required to demonstrate that any impacts on protected species within the County Wildlife Site are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development. The site has very limited access to the public highway via a public right of way which passes through the County Wildlife Site and connects to Ermine Street over 1km west of the site. However, development at this site will generate a significant amount of traffic which will impact the County Wildlife Site and Scheduled Monument. Impact on heritage would require assessment. A transport assessment will be required to demonstrate that safe, appropriate access can be provided without negatively impacting County Wildlife Site. It will also need to demonstrate that the wider road network

can absorb additional traffic created by the development. Access to the site is currently officially unconfirmed and integration to the wider Alconbury Enterprise Zone may present viability issues if landownership is involved. The promoter notes that the site would be designed to have consideration for the Hermitage Wood County Wildlife Site and the enhancement and protection of wildlife currently through careful design. Light; noise or other pollutants will also be mitigated to protect from any impact on the CWS. Cycle and footpath links will be extended through the site, and the public right of way will be retained improving links between the site and Alconbury Weald. They note that the site is currently not immediately accessible from the highway however the development of the site may be undertaken in conjunction with the site to the east of Hermitage Wood [Alconbury 7] which is also under the control of the same landowner. It is also mentioned that the site borders a northern area of the Alconbury Weald development which is shown on a Key Phase 3 plan to have a proposed commercial service route running along the adjoining boundary. It is proposed that this road could be extended into the site to provide an additional route of access and future development here could provide additional access opportunities across the developments. A masterplan would be produced.	
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, surface water flooding, and transport issues should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial, but surface water flood risk is present. • The site is wholly greenfield and predominantly grade 3 agricultural land with some urban land. • The site is not sustainably located close to local services, cultural or leisure facilities, but is near to employment opportunities at Crossways Distribution Centre and Alconbury Weald

• The proximity Alconbury Enterprise Zone mean that future occupiers may be subjected to light, noise, odour or visual pollution • The site proposal could also affect the ancient woodlands in terms of light and noise and visual pollution, with the potential to detrimentally impact existing habitats and species • The site has a greater relationship to the open countryside than the nearby uses. • The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands, specifically Hermitage Wood which also contains a scheduled monument. • The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity. • There is a current lack of access from the B1043 and Alconbury Weald the site is isolated regarding means of access. In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as: • It is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury Weald development, coordination of access arrangements which could present land ownership issues and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required. • The site has a greater relationship to the open countryside than the nearby uses. • The site proposal could also impact a significant concentration of ancient woodlands in terms of light and noise and visual pollution with the potential to existing habitats and species, specifically Hermitage Wood which also contains a scheduled monument. • The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity. • Current lack of access from the B1043 and Alconbury Weald means the site is isolated regarding means of access and could present viability issues.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to landscape and ancient woodland impact, lack of demonstrable integration with nearby development, lack of access.	N/A	N/A

Updates after the Initial Assessment

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13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

Alconbury Weston 12: Land East of Buckworth Lodge Stud, Buckworth Road, Alconbury Weston

Site reference	Alconbury Weston 10
Site name	Land East of Buckworth Lodge Stud, Buckworth Road, Alconbury Weston

Site address	Parish(es)	Site area (ha)
Land East of Buckworth Lodge Stud, Buckworth Road, Alconbury Weston	Alconbury Weston	4.89

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 88 homes	Available 2024 - 2028 Build out over 2 years

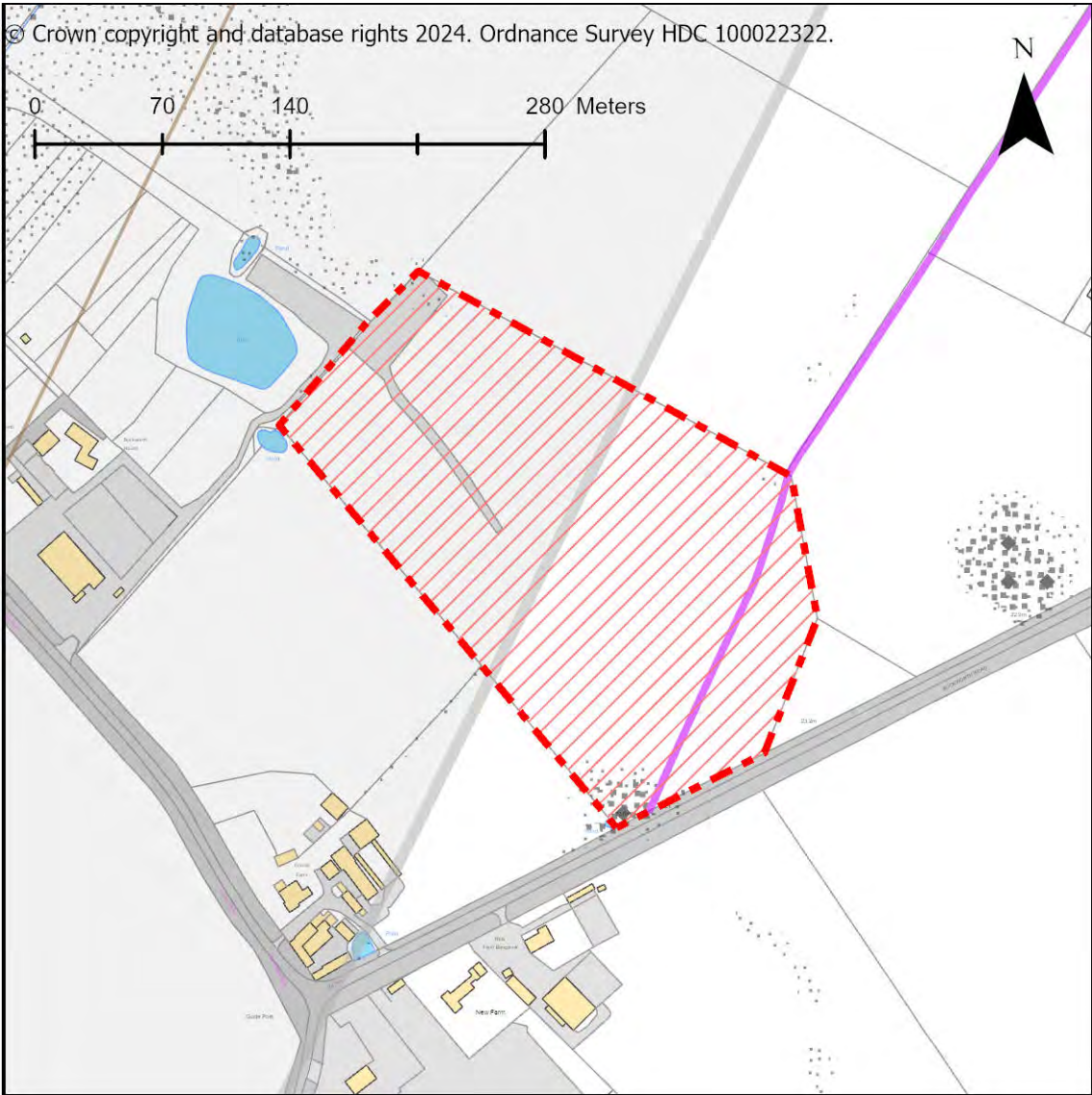
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24179
Relevant planning history	24/00549/FUL for the erection of new equestrian stables and manege and associated works. This was refused in August 2024
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is within flood zone 1 and has some risk of surface water flooding in the south western corner of the site. It is wholly classified as grade 3 agricultural land and is in agricultural use. The site is situated to the south west of Alconbury Weston, is mainly flat and has similar topography to the surrounding land. Established hedgrows and vegetation run along all of its edges enclosing the site and screening it from the wider landscape. A public right of way runs through the site from Buckworth Road running eastwards across the site towards the main built form of Alconbury Weston village. The site adjoins on its eastern edge another site that has been promoted for residential development (see Alconbury Weston 1). The site in isolation is likely to result in greater landscape impact and unlikely to be supported due to its detachment form the main built form. There is no known contamination or pollution on site. No gas or oil pipelines run through the site, however the northern half of the site falls within the buffer zone of an oil pipeline. There are no nature conservation or heritage designations within or immediately adjoining the site. This site can be accessed from the Buckworth Road. The site is wholly greenfield land and so does not contribute to the reuse of previously developed land or regeneration. The entire site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling centre.	~
Availability The site is in single ownership who support its development and are in partnership with a planning consultant to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land will be available between 2024 and 2028 and seeks to acquire an allocation status before selling the site to a third party for obtaining planning permission and development.	+
Achievability The site promoter has identified that all main services are not immediately accessible from the site. The topography of the site is broadly level and there are no known topological challenges. It falls within the buffer zone of an oil pipeline which may impact the layout of proposals. The site can be accessed from the Buckworth Road. There are no built structures on the site that require clearance. Any future development will need to be sensitive to its impact on the open countryside and existing trees and that opportunities are taken to enhance biodiversity.	~
Deliverability / developability	~

There are no known legal or ownership constraints. There are no structures on site to clear but there are some constraints on site to mitigate including surface water flooding, the oil pipeline buffer and incorporating the public right of way into proposals. It is intended to acquire an allocation status for the site, as such, the site is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is in flood zone 1 with minimal risk of surface water flooding • It is classified as wholly grade 3 agricultural land • Is sufficiently remote from designated nature conservation and heritage assets • Limited access to education facilities, shops, culture and leisure facilities • Nearby to concentrations of employment including Alconbury Weald Enterprise Zone and Crossways Distribution Centre • Public right of way connections from the site but no existing footpath connection along Buckworth Road • Located on land physically detached form the main built form with limited opportunities for integration with the existing place and community In combination, the outcomes of the LAA and SA indicate that the site: • Is considered to be inappropriate for development due to its detachment form Alconbury Weston. Even if the adjoining site were development, there would still be limited physical connection to the village to ensure effective integration.

HDC's Delivery Calculations

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

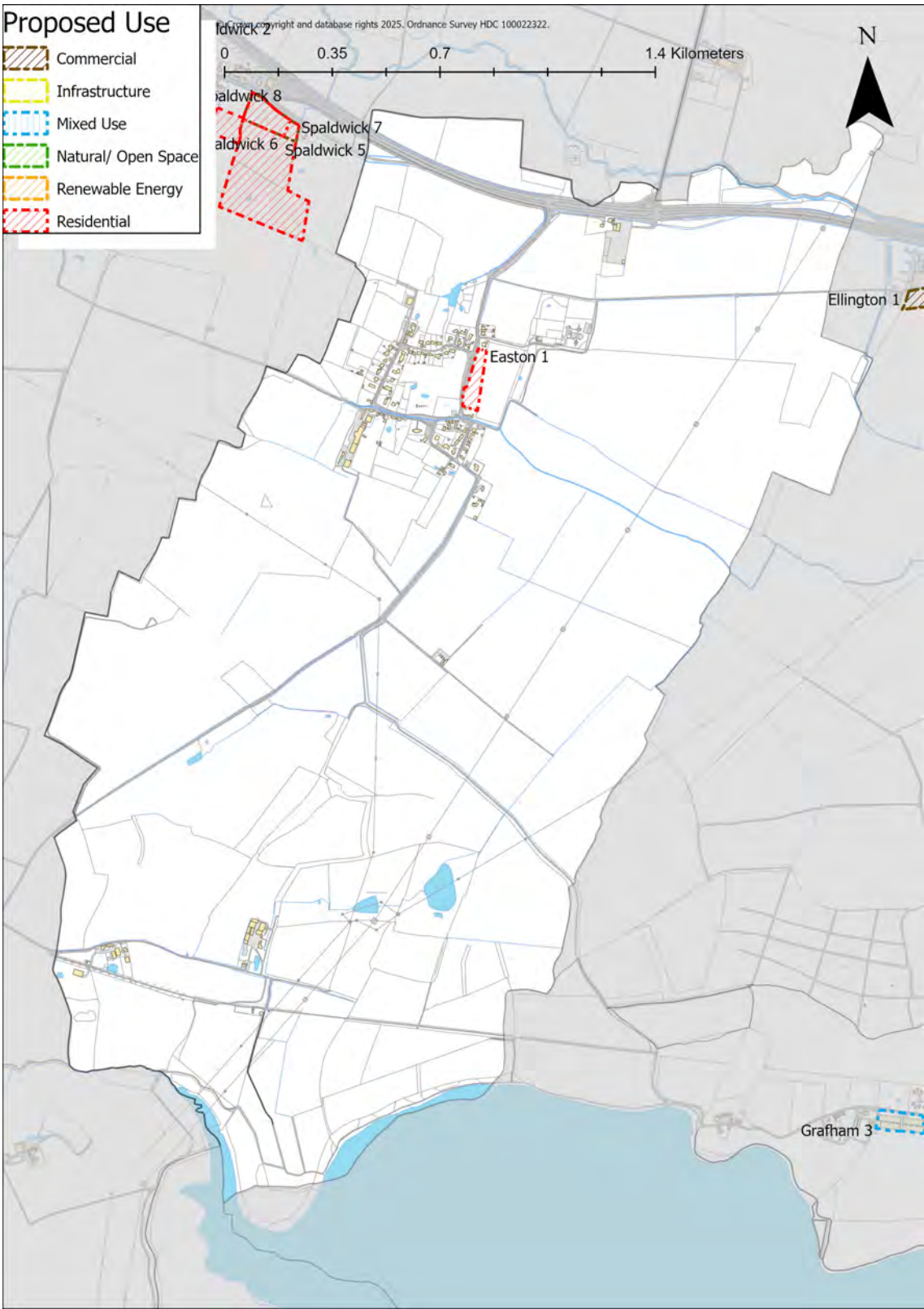
Updates after the Initial Assessment

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Easton

13.9 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Easton 1: Land East of Easton Road, Easton



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



Easton 1: Land East of Easton Road, Easton

Site reference	Easton 1	
Site name	Land East of Easton Road, Easton	
Site address	Parish(es)	Site area (ha)
Land East of Easton Road, Easton	Easton	0.59

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	7 to 8 homes	Available 2024 - 2028 Build out over 1 year

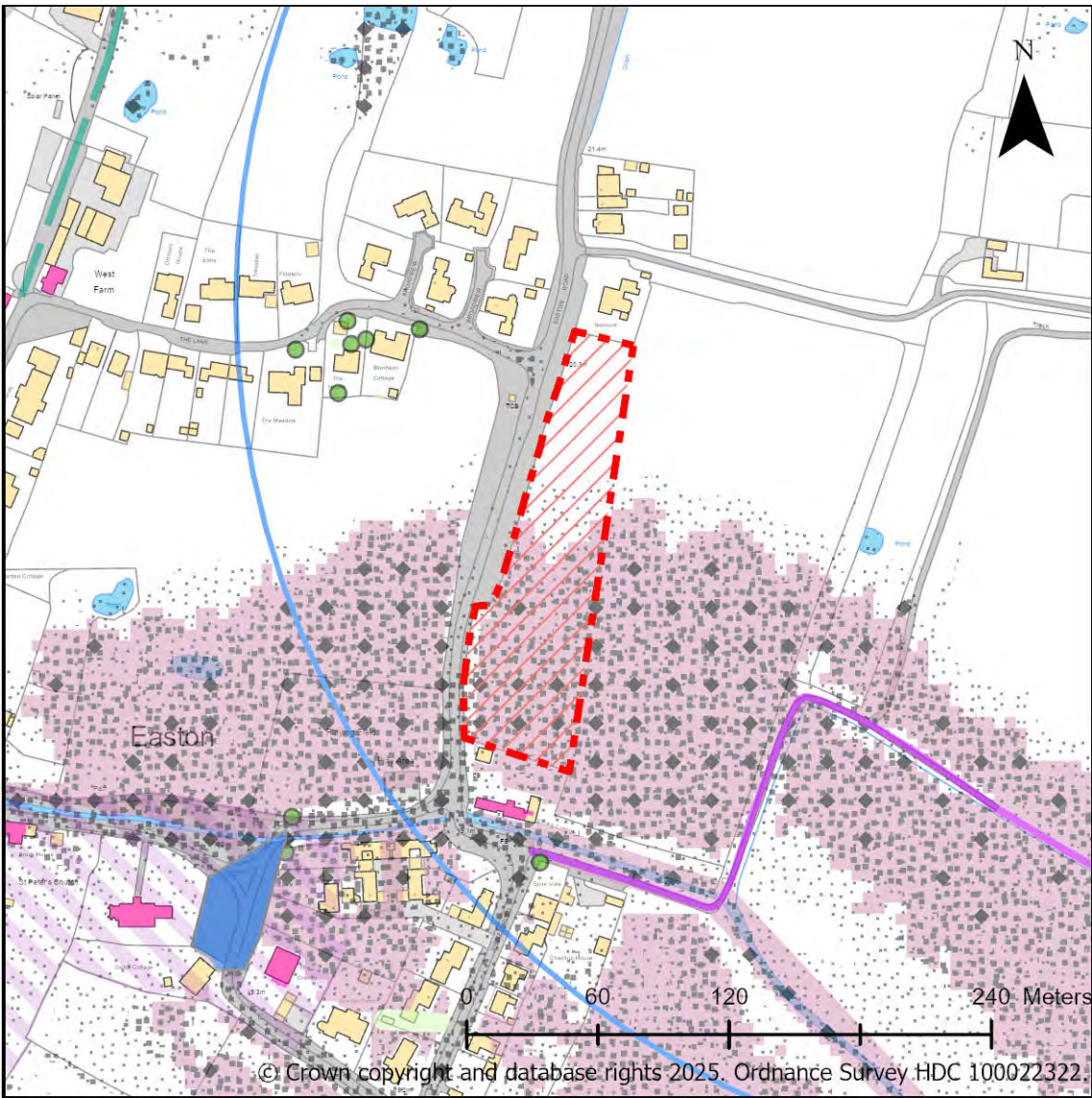
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2450
Relevant planning history	19/00854/PIP for permission in principle for the erection of a single dwelling. This was refused in May 2019.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Supporting Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately half of the site is within flood zone 3b. The northern half of the site is within flood zone 1.	Fail as approximately half of the site is within flood zone 3b.
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site promoter has not submitted an odour assessment and the proposed residential use is highly vulnerable to the impacts of this constraint. Therefore, the site is discounted from further assessment.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site is located within 400m of a Water Recycling Area, no odour assessment has been submitted. Residential uses are the most vulnerable to locate within this area so the site does not progress to Sustainability Appraisal. Also, approximately half of the site is within flood zone 3b.
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Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken, the site is inappropriate for development as it completely falls within 400m of a Water Recycling Area. Also, approximately half of the site is within flood zone 3b.	N/A	N/A

Updates after the Initial Assessment

In response to the consultation on additional sites, the site promoter amended the red line for the site reducing the site area to 0.22ha with a capacity for 5 dwellings. This is to omit the land within flood zone 3b. This reduced site is still within 400m of the Water Recycling Area and no odour assessment has been submitted. The reduced site area therefore still fails the fundamental constraints and is still discounted.

Kings Ripton

13.11 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

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



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



Kings Ripton 1: Land at Manor Farm, Kings Ripton

Site reference	Kings Ripton 1
Site name	Land at Manor Farm, Kings Ripton

Site address	Parish(es)	Site area (ha)
Land to the east of Ramsey Road, Kings Ripton	Kings Ripton	0.53

Promoter's Intentions

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

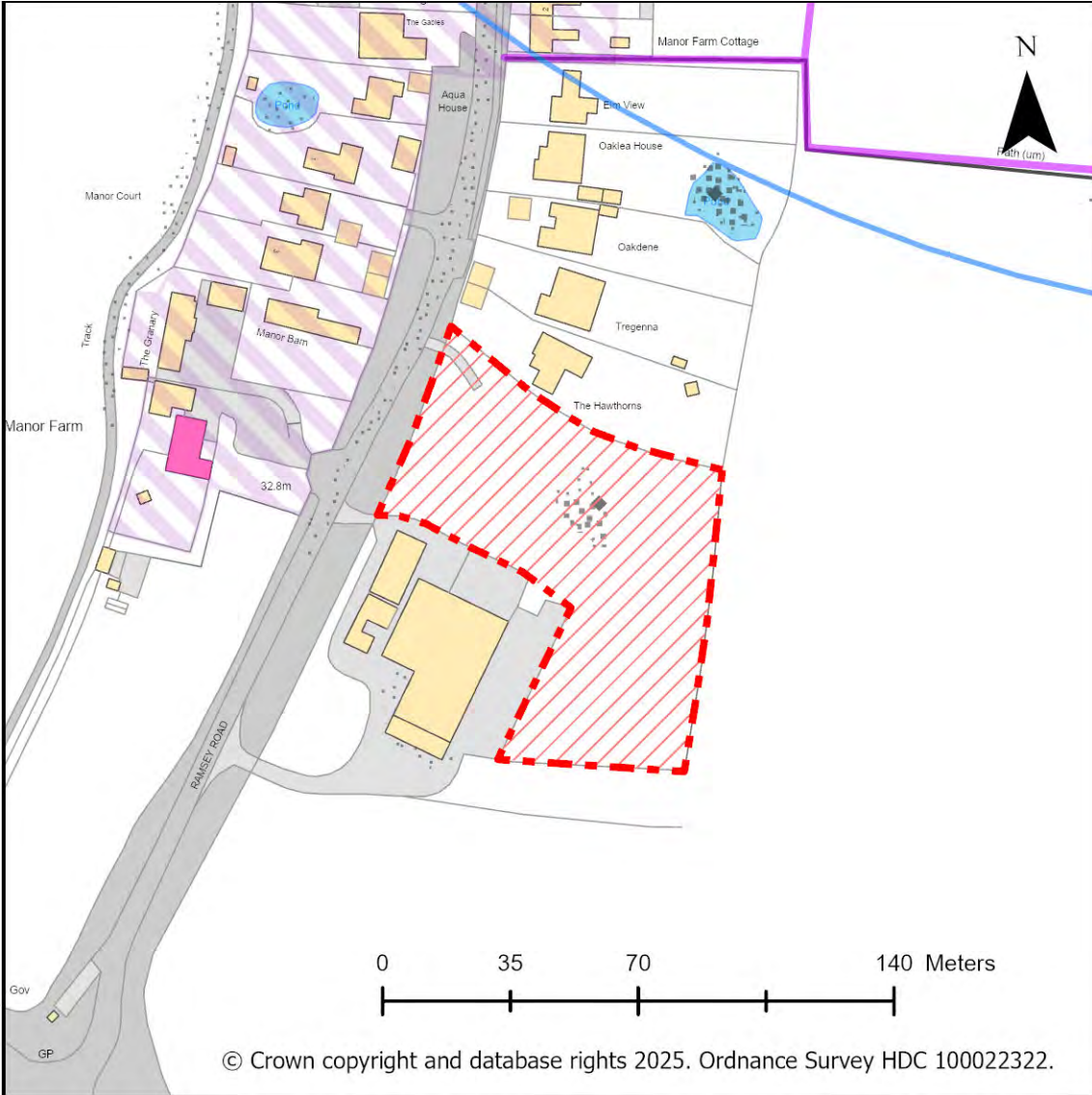
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - Cfs 23-24310
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is wholly within flood zone 1 with minimal risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The land within the site is flat reflecting the wider topography. The boundaries of the site vary in form with the western and eastern boundary consisting of limited vegetation which means the site is clearly visible from agricultural fields and roads to the east and south east and also on approach to the village from Ramsey Road to the west. In comparison, the northern and part of the southern boundary comprise established trees and hedgerow which acts as a barrier to the residential properties to the north and somewhat screens the proposal from agricultural land to the south. A public right way is situated approximately 180m east of the site and due to the flat nature of the land the development would be seen from this public vantage point and would likely cause significant adverse landscape impact if no mitigation is implemented. In combination, the flat and open nature of the wider landscape alongside the currently open boundaries means the proposal could cause significant adverse landscape impact. The site is not impacted by pollution, ground contamination and gas or oil pipeline buffer zones. There are no designated heritage assets within the site but is opposite Kings Ripton Conservation Area and a listed building to the west. There are no designated nature assets within the site. The site could be accessed from Ramsey Road to the west. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is outside a mineral safeguarding area and a water recycling buffer zone.	
Availability The site is controlled by a single individual/ company who support the proposal. There are no legal issues to overcome prior to development. The intention is that the site will be delivered by the landowner. The site promoter has identified the land is available now and will take 2 years to build out.	+
Achievability The site promoter has stated that electricity supply and water mains are available within the site and digital infrastructure and public highway access are available from the site boundary. Gas supply is not immediately accessible. The site could be accessed from Ramsey Road which front onto the western boundary, consultation with Cambridgeshire County Council will help determine the most appropriate access point. There are no topographical constraints to overcome. As mentioned, there is potential for significant adverse landscape, substantial boundary screening particularly along the eastern boundary would help preserve the form of the surrounding landscape. The proposal would also need to be sensitive to Kings Ripton Conservation Area and a listed building in the immediate vicinity to the west.	~
Deliverability / developability	~

There are no built structures to clear prior to development. The land is available now and it is intended the proposal will be delivered by the landowner over a period of 2 years. The site is situated in a rural village and would be contrary to existing policy. Therefore, the proposal is considered to developable.

Progression of Site through to Sustainability Appraisal

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

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

- The site is in flood zone 1 with no recorded risk of surface water flooding.
- Wholly greenfield, classified as grade 2 agricultural land.
- Sufficiently remote from the designated nature assets
- Limited access to natural green space, a primary school, a high quality bus service and culture and leisure facilities.
- Within 3km of a free standing supermarket and 5km of Established Employment Areas north of Huntingdon.
- Could integrate well with the built form and existing place and community through effective masterplanning and extensive boundary screening.
- In the vicinity of designated heritage assets.

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

- Is appropriate for development subject to effective masterplanning to ensure integration with the surrounding townscape and landscape and protect designated heritage assets within the vicinity of the site.
- Development limited to the western side of the site would align with the street pattern along Ramsey Road.
- It must be noted for future decision making that development in this location would result in the loss of highly productive, grade 2, agricultural land.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.53 ha	Residential - market and/ or affordable homes	Available between 2024-2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
50% developable area to allow for landscape buffering, to align development with the street pattern along Ramsey Road and to ensure sensitivity to the designated heritage assets. 0.53 ha x 50% = 0.265 ha	Very low density of 25 dph anticipated due to the edge of rural village location. 25 dph x 0.265 ha = 7 homes	Build out over 2 years

13.14 Please note that 'Conington 5: Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)' also partially falls within Sawtry parish, but it has been included under Conington as most of the site lies within that parish area.

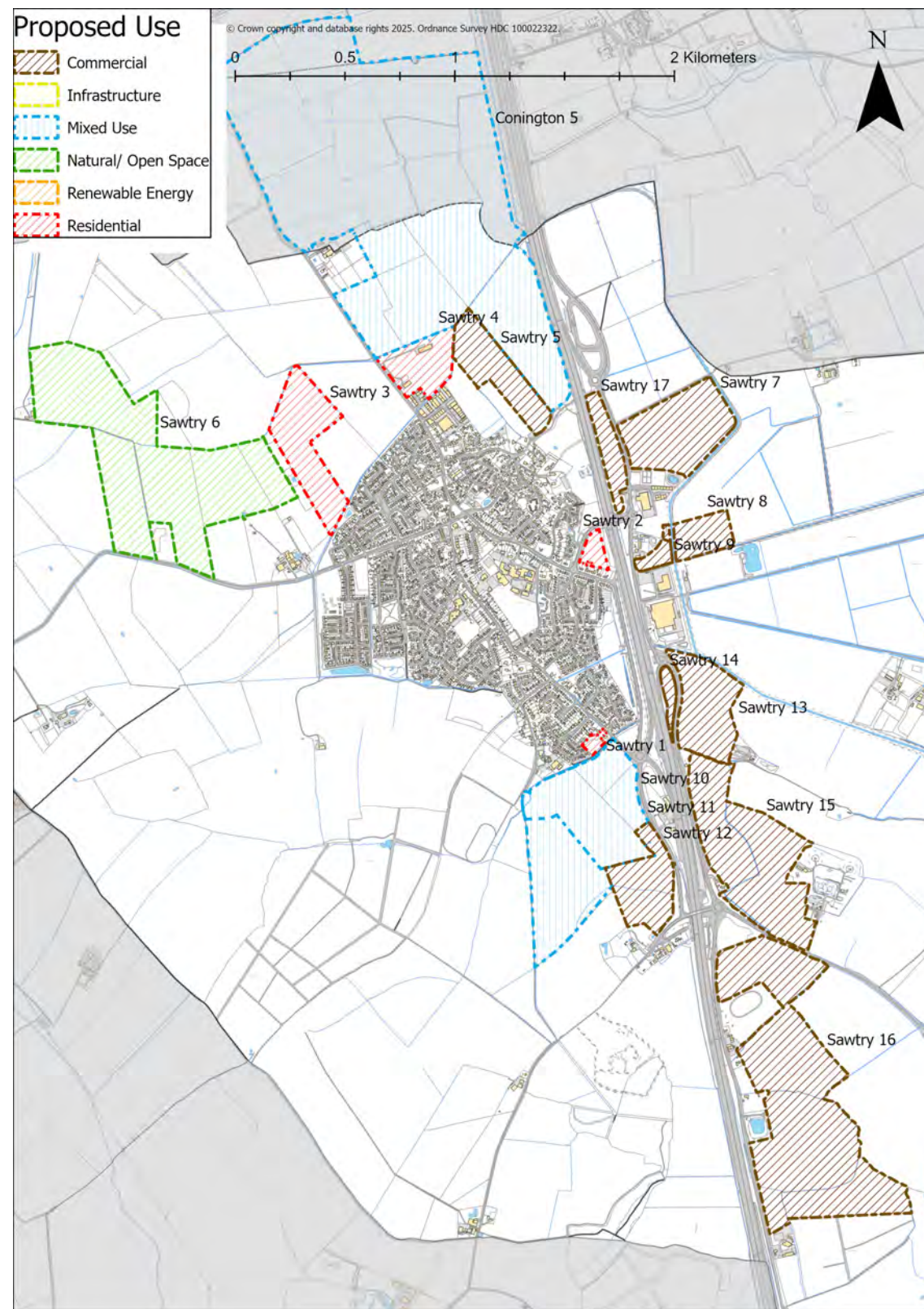
Updates after the Initial Assessment

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Sawtry

13.13 A total of 17 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Sawtry 1: Green End Field, Sawtry
- Sawtry 2: Land at St Andrews Way, Sawtry
- Sawtry 3: Land to the West of Glatton Road, Sawtry
- Sawtry 4: Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry
- Sawtry 5: Land to the North East of the Brookside Industrial Estate, Sawtry
- Sawtry 6: Glebe Farm, Sawtry
- Sawtry 7: Land at Little Common Farm, Sawtry
- Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry
- Sawtry 9: Land North of Black Horse Industrial Estate (smaller site), Sawtry
- Sawtry 10: Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry
- Sawtry 11: Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry
- Sawtry 12: Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry
- Sawtry 13: Land Southwest of B1090 and East of Stangate Hill B1043 (larger site), Sawtry
- Sawtry 14: Land Southwest of B1090 and East of Stangate Hill B1043 (smaller site), Sawtry
- Sawtry 15: Land East of B1043 and East of Keeper's Cottage, Sawtry
- Sawtry 16: Land at Brickyard Farm, Sawtry
- Sawtry 17: Land off Old North Road, Sawtry



13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

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



Sawtry 1: Green End Field, Sawtry

Site reference	Sawtry 1
Site name	Green End Field, Sawtry

Site address	Parish(es)	Site area (ha)
156 Green End Road, Sawtry, PE28 5XA	Sawtry	0.62ha

Promoter's Intentions

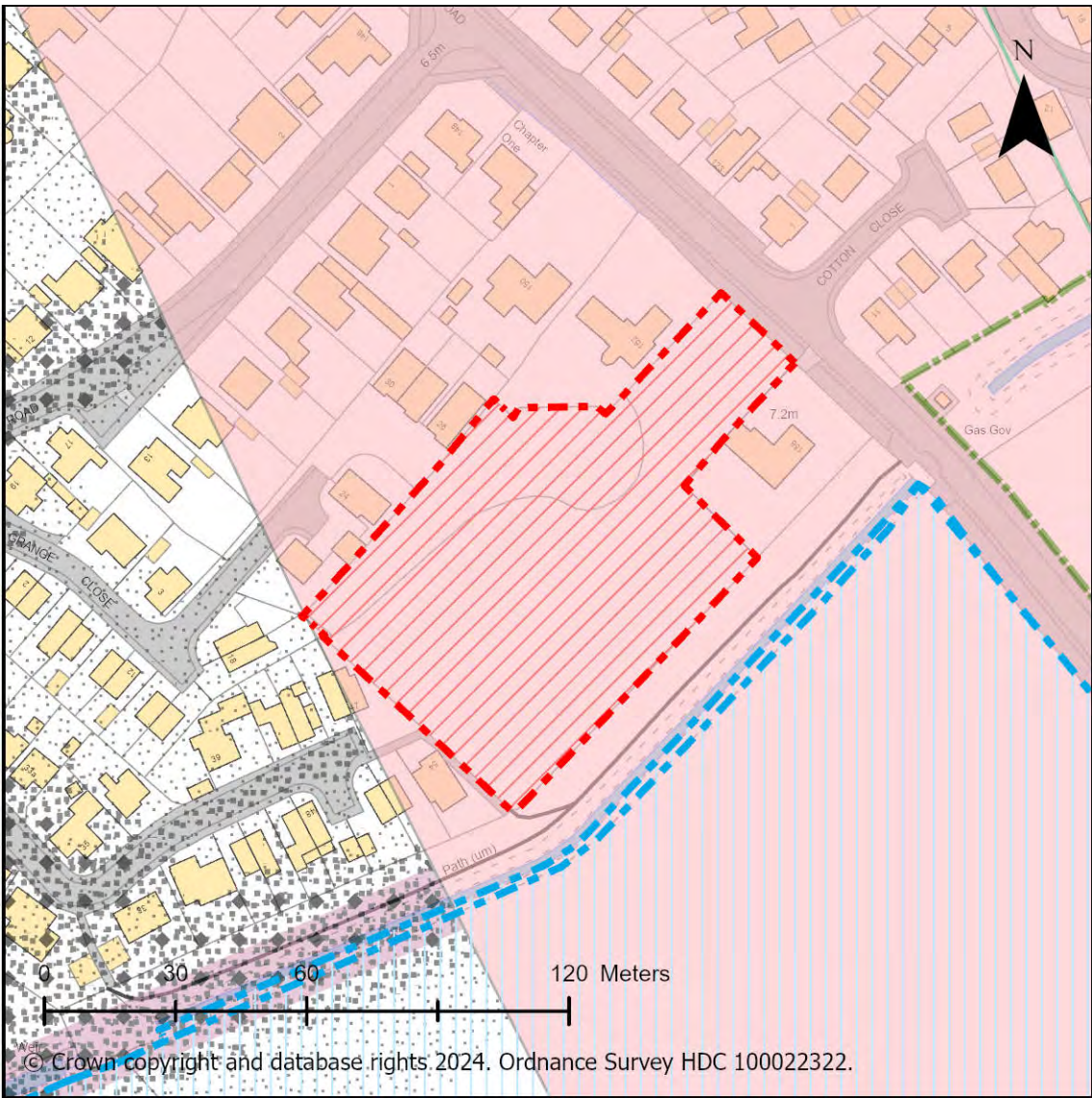
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and or affordable homes Custom and self build homes	5 minimum, 10 maximum market and or affordable homes 5 minimum, 10 maximum custom and self build homes	Available 2023 Build out 1 to 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 11
Relevant planning history	Application number: 8601187OUT Proposed development: Residential development (0.39ha) Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Flood map for planning Highway information

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk but surface water flood risk is present across the site. The agricultural land class of the site is urban. The site is flat agricultural land, two residential properties fronted by established trees and hedgerow sit either side of the north eastern boundary. The site can be clearly seen from Green End road, Aversley Road and from public right of way that runs along the south eastern boundary connecting with Aversley Road. Residential development bounds the south western and western boundary. The site is highly exposed in long distance views to the south from Toll Bar Way and St Judiths Lane which may require landscaping mitigation,	+
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however existing properties either side of the site and to the north can also be clearly seen. The impact on the landscape would be determinant on site density and elevation. Access to the site could be achieved off Green End Road or Aversley Road. There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site. Overhead powerlines run just outside the south eastern boundary. The site sits within an oil pipeline buffer zone, as do the properties either side of the site, development would have to identify if development in this location is acceptable. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and not within a water recycling area.	
Availability The site is in single family ownership and control, development is supported by all landowners. There are no known legal restrictions. The site is available from 2023, planning permission would be acquired and the land sold to a third party for development, build out was estimated to take 1 to 2 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site. Overhead powerlines run just outside the south eastern boundary. The site sits within an oil pipeline buffer zone, as do the properties either side of the site, development would have to identify if development in this location is acceptable. The site is in proximity to the A1 which would assist with the logistics of construction. The site promoter notes that there is a potential ransom strip at the southwest boundary if access were to be from Aversley Road. The site promoter notes that access may be an issue and that there is a possibility to use 156 Green End Road as part of the development land, which could assist with access to the site. It is not known if a ransom strip also applies to the access at Green End Road, but purchase of further land here to improve access could present viability issues.	~
Deliverability / developability There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of constraints which require resolution including landscape impact, impact on the oil pipeline buffer and	~

access issues. The site is available from 2023, once planning permission is acquired the land will be sold to a third party for development. The site is therefore classified as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk, or surface water flood risk. • The site is wholly greenfield and classified as urban land meaning development will not impact on the best and most versatile agricultural land. • The site is well related to the existing place and community. • The site is close to local services and facilities and employment opportunities are 2km away. • The southern aspect looks out onto open countryside which would require landscape mitigation, but is of a size that would not significantly impact the landscape. In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide development of a scale that could be integrated into the existing place and community • Would require landscape mitigation to the south • The impact on the landscape would be determinant on site density and elevation • The oil pipeline buffer zone within the site may limit development and requires further assurance. • Presence of overhead powerlines just outside the south eastern boundary may require consideration • Site access requires resolution, ransom strips may be present inhibiting development. • Surface water mitigation would be required.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.62ha 75% net developable area to allow for landscape mitigation and oil pipeline bufferzone.	The net developable area is 0.915ha	Available 2024

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
0.62ha x 75% = 0.465ha	Residential - Market and/or affordable homes, or custom and self build homes Low density of 35 dph to reflect the lower density context of larger villages. Capacity = 0.465 ha x 35 dph = 16 homes	Build out 2 to 3 years

Updates after the Initial Assessment

The status of the site has been revised as a result of the Level 2 Strategic Flood Risk Assessment which concluded that "This site should not be developed for more vulnerable purposes and be left for agricultural use or as open green space." These 'more vulnerable' uses include residential dwellings as set out in Annex 3 of the NPPF and therefore the site is no longer considered appropriate for development.

Sawtry 2: Land at St Andrews Way, Sawtry

Site reference	Sawtry 2
Site name	Land at St Andrews Way, Sawtry

Site address	Parish(es)	Site area (ha)
Land to the East of St Andrews Way, Sawtry	Sawtry	1.42 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and affordable homes Custom and self build homes Nursing and care homes	circa 40 Market and affordable homes (subject to masterplanning) Element of Custom and self build homes proposed Nursing and care homes capacity to be confirmed - potentially provision of a care home and retirement dwellings.	Available 2024-2028 Build out 2 to 3 years.

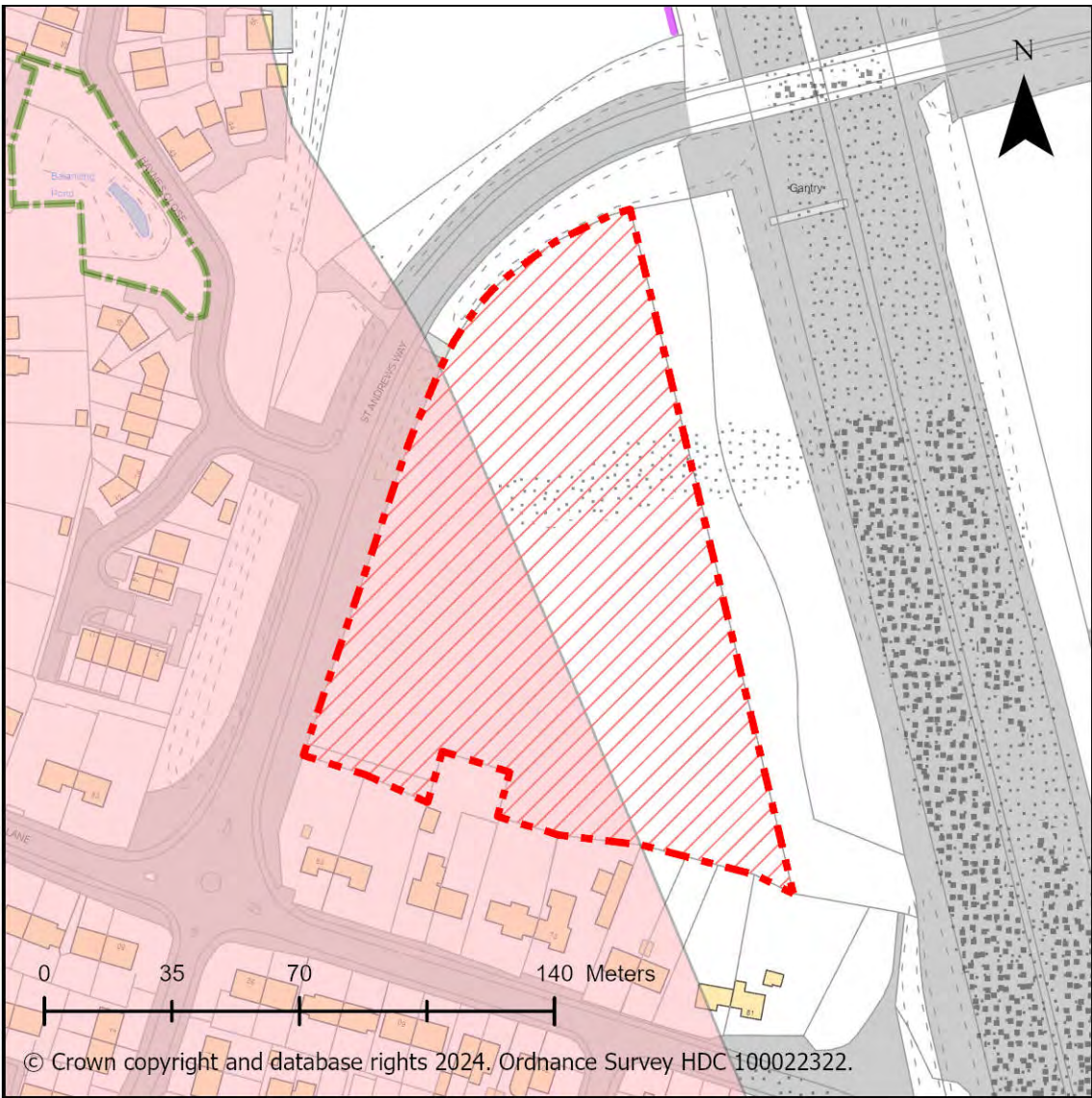
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 81
Relevant planning history	HELAA (December 2017) St Andrew's Way
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Access Appraisal Air Quality Baseline Study Location Plan

	Technical Note - Residential Use Preliminary Noise Assessment
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Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk but a small percentage of low risk surface water flood risk is present. The site is a mix of grade 3 agricultural land and urban land. Residential properties sit on the southern boundary of the site (Fen Lane) and the A1 bounds the eastern boundary. St Andrews Way abuts the western boundary, this road crosses the A1 and is therefore elevated above ground level north of the site gradually sloping as it continues south. The western edge is screened by mature trees and hedgerow,	~
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with an access available off St Andrews Way. The eastern boundary houses a significant and established tree line screening the site from the A1. Landscape impact would be negligible and the retention of trees and hedgerow would screen the site. The presence of the A1 and St Andrews Way means that the site will be susceptible to substantial noise light and air pollution, some of which may be from an elevated level above the site. There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site nor overhead powerlines. The south western corner of the site sits within an oil pipeline buffer zone, as do the properties to the south and west of the site, development would have to identify if development in this location is acceptable. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and not within a water recycling area.	
Availability The site is in individual ownership, it is in individual control however there is housebuilder interest with no legal agreement. Development is supported by the landowner. There are no known legal restrictions. The site is available from 2024-2028, planning permission would be acquired and then land sold to a third party for development. There is potential for a housebuilder to take up promotion subject to acceptable builder and offer, build out is anticipated to take 2 to 3 years.	+
Achievability Access to gas supply is unknown and water mains supply is not immediately accessible from the site boundary. Electricity supply and digital and telecommunications infrastructure is accessible from the site boundary. Access could be achieved from St Andrews Way, however consideration would be required of safe access and exit to the site due to the access point being located on a bend subject to single carriage way national speed limits potentially creating safety issues. Proximity to the A1 could assist with the logistics of construction. There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site nor overhead powerlines. The south western corner of the site sits within an oil pipeline buffer zone, as do the properties to the south and west of the site, development would have to identify if development in this location is acceptable. The presence of the A1 and St Andrews Way means that the site will be susceptible to noise light and air pollution, some of which may be from an elevated level above the site.	~

The site promoter notes that an easement crosses the site but would be incorporated into the developments road layout to safeguard future access. A preliminary noise and vibrational assessment has been undertaken outlining how development should be possible and a transport access appraisal conducted including sustainable travel options alongside proposals for a priority T-Junction on St Andrews Way.	
Deliverability / developability There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Constraints which require resolution include impact on the oil pipeline buffer, access, safety and pollution issues and impacts. The site is available from 2024, once planning permission is acquired the land will be sold to a third party for development. The site is therefore classified as developable.	~

Progression of Site through to Sustainability Appraisal

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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk, but has surface water flood risk. • The site is wholly greenfield and mix of grade 3 agricultural land (approximately 1 third) and urban land (approximately 2 thirds) meaning development would have a limited impact on the best and most versatile agricultural land. • The site has little relationship to the existing place and community and contributes to the approach to the village. • The site is close to local services and facilities and employment opportunities are 800m away. • The site is subject to significant light, noise and air pollution due to proximity to the A1 and the presence of flyover on the northern boundary. • There are safety issues regarding entrance and exit to the site. In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it: • Has little relationship to the existing place and community and contributes to the approach to the village. • Would be susceptible to substantial noise light, vibrational and air pollution, some of which may be from an elevated level above the site. • Is impacted by an oil pipeline buffer zone which could impact development. • Has safety concerns for access and exit to and from the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to, landscape impact, pollution and safety.	N/A	N/A

Updates after the Initial Assessment

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Sawtry 3: Land to the West of Glatton Road, Sawtry

Site reference	Sawtry 3
Site name	Land to the West of Glatton Road, Sawtry

Site address	Parish(es)	Site area (ha)
Land to the north west of Sawtry and to the west of Glatton Road	Sawtry	12.48ha

Promoter's Intentions

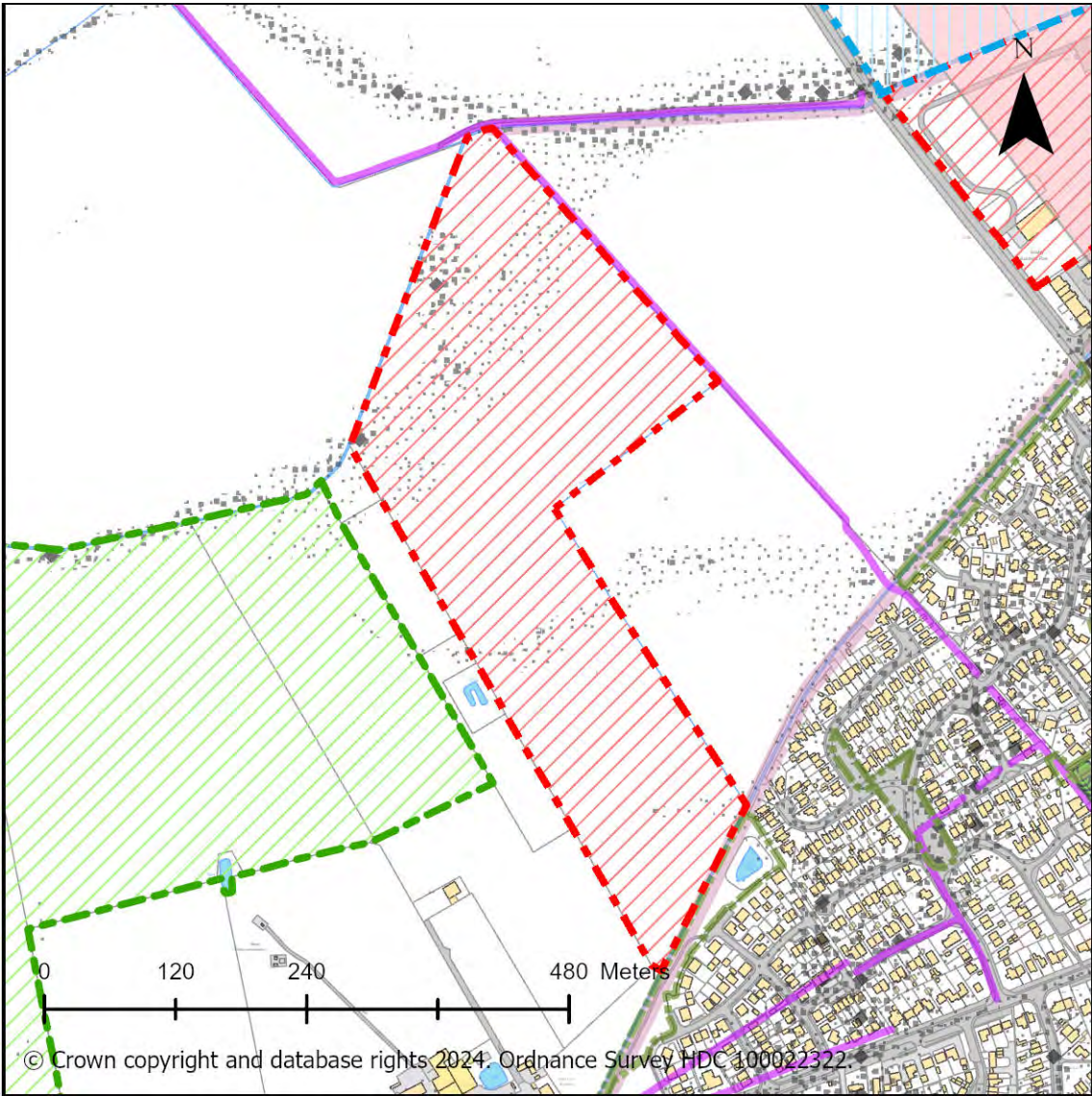
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes Open space: Natural Green or open space Biodiversity net gain Land to safeguard against flooding	circa 300 homes 1.50ha Natural Green or open space 1.60ha Biodiversity net gain 0.90ha Land to safeguard against flooding	Available 2029-2034 Build out 7 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 88
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan Vision document

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	0.43% in flood zone 3b (0.05ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1 with a small portion in flood zone 3b, surface water flood risk is present on site. The site is wholly grade 3 agricultural land. The land slopes north west to south east and sits within an area of open countryside at the base of a hill. The eastern, northern and southern edges of the site are bounded by Sawtry Brook, with tree and hedgerow along the southern boundary. The built area of Sawtry is south of the site and a public right of way runs by the northern boundary and alongside the north eastern boundary, meaning views can be clearly seen into the site from multiple locations and also currently from Glatton Road which is exposed to open countryside providing long distance viewpoints. There are no buildings within the site, however a	~
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permitted outline application (20/01407/OUT - Allison Homes site) for 340 dwellings is extant immediately east of the site, but has not commenced. At present the landscape impact of development would be high requiring strategic landscaping. The site is currently removed from residential development and more related to the countryside, meaning integration with the existing community may be difficult to achieve. Access to the site is a significant constraint at present with no direct link to road infrastructure meaning there may be issues regarding viability or ransom strips. There is potential for contaminants to be present, such as from agrochemicals from previous use, which would require mitigation. No known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.	
Availability The site is owned by a single individual / company with a promotion agreement in place, development is supported by the landowners. There are no known legal restrictions. The land is available from 2029 - 2034, the site would be delivered by a housebuilder and build out is expected to take 7 years.	+
Achievability Gas, mains water and electricity supply are noted not being immediately accessible from the site boundary nor are digital and telecommunications infrastructure. Access to the site access is currently unavailable via road meaning access for construction and for residents presents a significant restriction to the achievability of the site and presents potential financial and viability impediments. There is a possibility that access could be achieved from the east if development of site 20/01407/OUT (currently without reserved matters permission) were to come forward, although access through the site presents similar issues and integration of these sites would require confirmation from all parties. At present the landscape impact of development would be high requiring strategic landscaping. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. The site promoter notes that there may be potential contamination due to the site's current use. Evidence submitted by the site promoter notes that the primary access route to the site for vehicles, will be from the neighbouring site (which is currently has outline permission), which itself is accessed via Glatton Road creating an integrated development, secondary access for pedestrians, cyclists and emergency vehicles is proposed from to the south. It also notes that existing vegetation along existing hedgerows, would need careful consideration and incorporation into the scheme and lower densities on the outskirts of the development could help integrate development with the built form within the village and the wider countryside.	-

Deliverability / developability There are significant constraints regarding access and rights to access the site. The site's location within a mineral safeguarding area may limit the possibility of residential uses on site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to overcoming the constraints the site could be categorised as developable.	~
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is constrained by some 3b fluvial flood risk, and surface water flood risk. • The site is wholly greenfield grade 3 agricultural land. The site is of a size that could include a wide range of types, sizes and tenures. • The site has little relationship to the existing place and community and is in an isolated countryside location. • The site is close to a convenience store and Sawtry Village where there is a primary school; an unimplemented site to the east plans for provision of a primary school, however the site to date remains undeveloped. It is removed from other local services and facilities and cultural and leisure facilities, employment opportunities are 500m and 2km away. • Development on the site would have significant landscape impact • There are fundamental issues regarding access to the site. In combination the outcomes of the LAA and SA indicate that the site: • Is at present not appropriate for development as it has little relationship to the existing place and community and is in an isolated countryside location. • Would require flood mitigation • Investigation and mitigation from potential land contaminants may be required. • Would require strategic landscape mitigation

• Access is unachievable at present via road meaning access for construction and for residents presents a significant restriction to the achievability of the site and presents the possibility of ransom strips creating potential financial and viability impediments. • Development could only be integrated into the existing community once development to the east is complete.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 12.48ha 75% net developable area to allow for landscape mitigation, open space and flood mitigation. 12.48ha x 75% = 9.36ha	The net developable area is 9.36ha Residential - Market and/or affordable homes Low density of 35 dph to reflect the lower density context of larger villages. Capacity = 9.36ha x 35 dph = 328 homes	Available post 2032 after completion of approved residential outline application to the east. Build out 7 years

Updates after the Initial Assessment

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Sawtry 4: Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry

Site reference	Sawtry 4
Site name	Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry

Site address	Parish(es)	Site area (ha)
Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry, PE28 5SY	Sawtry	6.50ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing Open Spaces: Natural, green or open spaces for a variety of uses	180 Market and/or affordable housing 10 Custom and self-build housing Natural, green or open spaces for a variety of uses to policy requirements	Available 2029-2024 Build out unknown

Core information

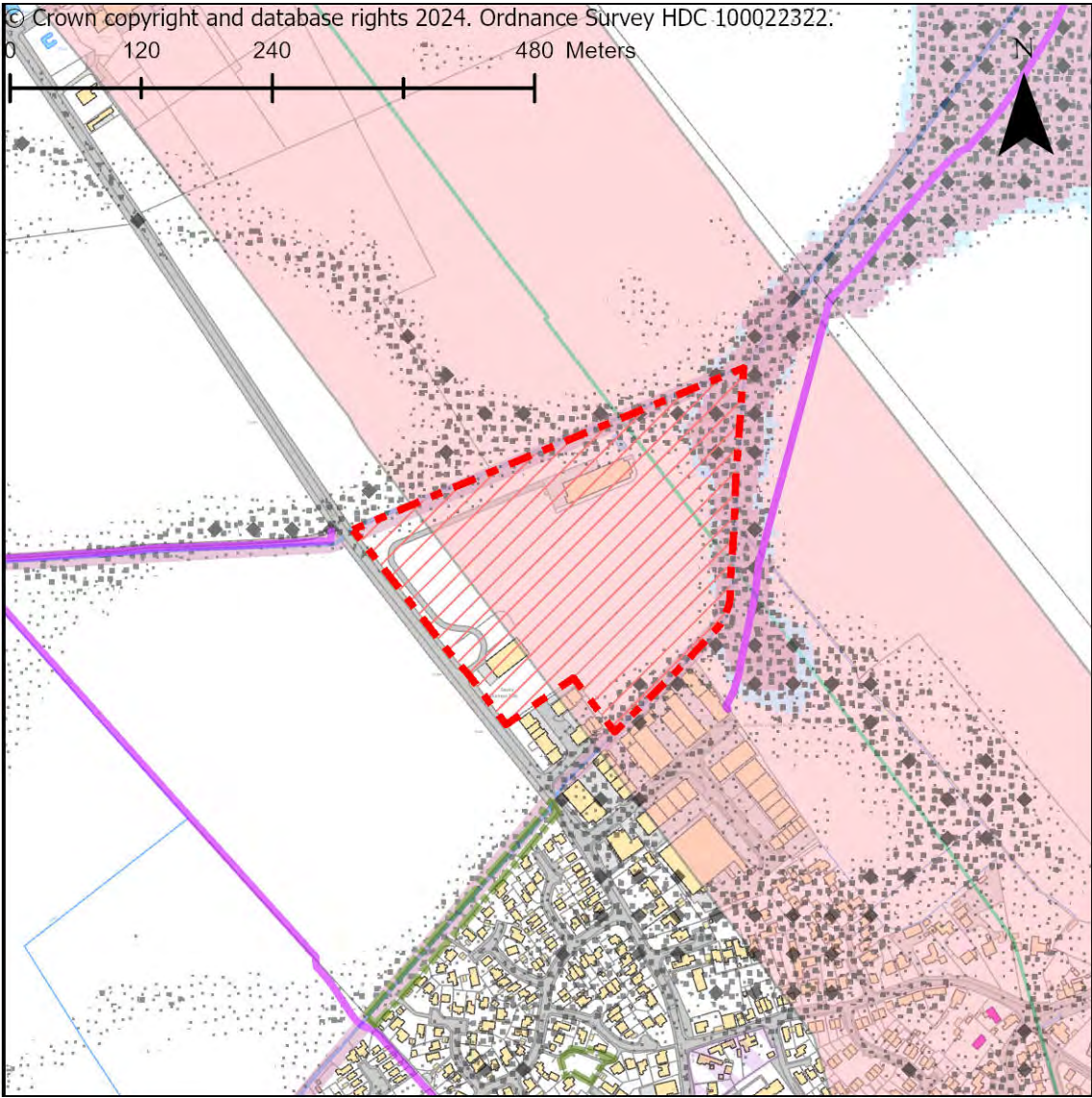
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 52
Relevant planning history	Application number: 1201154S73 Proposed development: Variation of condition 1 of PP 0900793FUL to allow the siting of a mobile home for use as temporary dwelling

	Outcome: Approved Application number: 0900793FUL Proposed development: Change of use of land for the siting of a mobile home for use as temporary dwelling for agricultural workers Outcome: Approved Application number: 0900780FUL Proposed development: Proposed poultry house including access road and landscaping scheme Outcome: Approved Application number: 0401288FUL Proposed development: Erection of turkey rearing building Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	15% of the site is within floodzone 3b (1.03ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, flood zone 2 and 3b are also present on site following the north, east and southern boundary, some of the site is at risk of surface water flooding within the same locations. The site is grade 3 agricultural land.	~
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The site slopes down west to east in the direction towards the A1 and forms part of the wider open countryside to the north. The southern boundary is bounded by Sawtry Brook and an established employment area - Brookside Industrial Estate - which is screened by trees, buildings and hedgerow creating a landscape barrier to the wider countryside and the site to the north. The eastern and northern boundaries look out into interrupted open countryside. A public right of way just outside the eastern boundary facilitates uninterrupted views into the site and wider countryside. The site is also clearly visible from Glatton Road (on the western edge) which is bounded by hedgerow. The site is agricultural land and contains two agricultural buildings, roadways, hard standing and access to Glatton Road. Current access is provided off Glatton Road making the site accessible. The site is highly exposed in both the local landscape and longer distance views, significant landscaping would be required to mitigate the impact of development. The site is removed from current residential development and separated by an industrial estate, however a permitted outline application (20/01407/OUT) for 340 dwellings is extant immediately east of the site, but has not commenced. Integration with the wider residential area could be achieved if this site were to come forward for development. There is no known pollution or contamination, but may be present due to its current use and no known gas pipelines and buffer zone cross the site nor overhead powerlines. An oil pipeline and buffer zone crosses the site and some electricity infrastructure is present within the western edge of the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is part previously developed land and part greenfield land offering some opportunity to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.	
Availability The site is in single company ownership and in family control, development is supported by all landowners. Legal restrictions include development overage on site which expires in 2027. Internal Drainage Board drainage easements along northern and eastern (Sawtry Brook) boundary. The site is available from 2029-2034 and would be delivered through acquiring allocation status and then selling the land to a third party for obtaining planning permission and development. It is noted that it is unknown how long build out would take.	~
Achievability Gas supply to the site is unknown. Mains water and electricity supply and digital and telecommunications infrastructure are accessible from within the site. The public highway is accessible from the boundary. There are legal restrictions on the site including overage and easement which would require addressing. The strategic oil pipeline and electricity infrastructure may also limit the layout or achievability of development. At present the landscape impact of development would be high requiring strategic landscaping. Proximity	~

to the A1 and direct access from Glatton Road would provide good long term road connectivity and assist with the logistics of construction. Demolition of existing structures would be required and contamination may be present and require remediation. Integration with residential development to the west could be achieved once development is completed / under construction. The site promoter says - The masterplan/ final layout will need to take all physical environmental and ecological constraints into account and would be demonstrated via a masterplan.	
Deliverability / developability There are legal and physical constraints such as overage, easement, a strategic oil pipeline and electricity infrastructure which would require mitigation. The site's location within a mineral safeguarding area may limit the possibility of residential uses on site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to overcoming the constraints the site could be categorised as developable	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is constrained by some 2 and 3b fluvial flood risk, and surface water flood risk. • The site is wholly greenfield grade 3 agricultural land. There are two agricultural buildings on the site meaning that reuse of materials or buildings would be minimal • The site is of a size that could include a wide range of types, sizes and tenures. • The site forms part of the wider open countryside. It is exposed in both the local landscape and longer distance views, significant landscaping would be required. • The site is close to some local services and facilities and employment opportunities are 2km away. • Currently the site has little relationship to the built area of Sawtry meaning integration with the existing community at this point in time is not achievable. In combination the outcomes of the LAA and SA indicate that the site: • Is at present not appropriate for development as it has little relationship to the existing place and community and is exposed within the wider countryside setting.
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- Would require flood mitigation
- Investigation and mitigation from potential land contaminants may be required.
- Would require strategic landscape mitigation
- The oil pipeline buffer zone within the site may limit development and requires further assurance.
- Electricity infrastructure within the western edge of the site may require mitigation
- There are legal restrictions on the site including overage and easement which would require addressing.
- Development could only be integrated into the existing community once development to the west is complete.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 6.50ha 75% net developable area to allow for landscape mitigation, open space and flood mitigation. 6.50ha x 75% = 4.875ha	The net developable area is 4.875ha Residential - Market and/or affordable homes and custom and self-build housing Low density of 35 dph to reflect the lower density context of larger villages. Capacity = 4.875ha x 35 dph = 170 homes	Available 2029-2024 Build out 3 to 4 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a further document in support of their site including an indicative development framework plan, site appraisal, preliminary masterplan, preliminary site access design plan and runoff rates.

Sawtry 5: Land to the North East of the Brookside Industrial Estate, Sawtry

Site reference	Sawtry 5
Site name	Land to the North East of the Brookside Industrial Estate, Sawtry

Site address	Parish(es)	Site area (ha)
Land to the north east of Sawtry, off Tort Hill	Sawtry	9.2ha (Google MyMaps)

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics, distribution	25,000 sqm split to be determined	Available 2024-2028 Build out 2 to 3 years

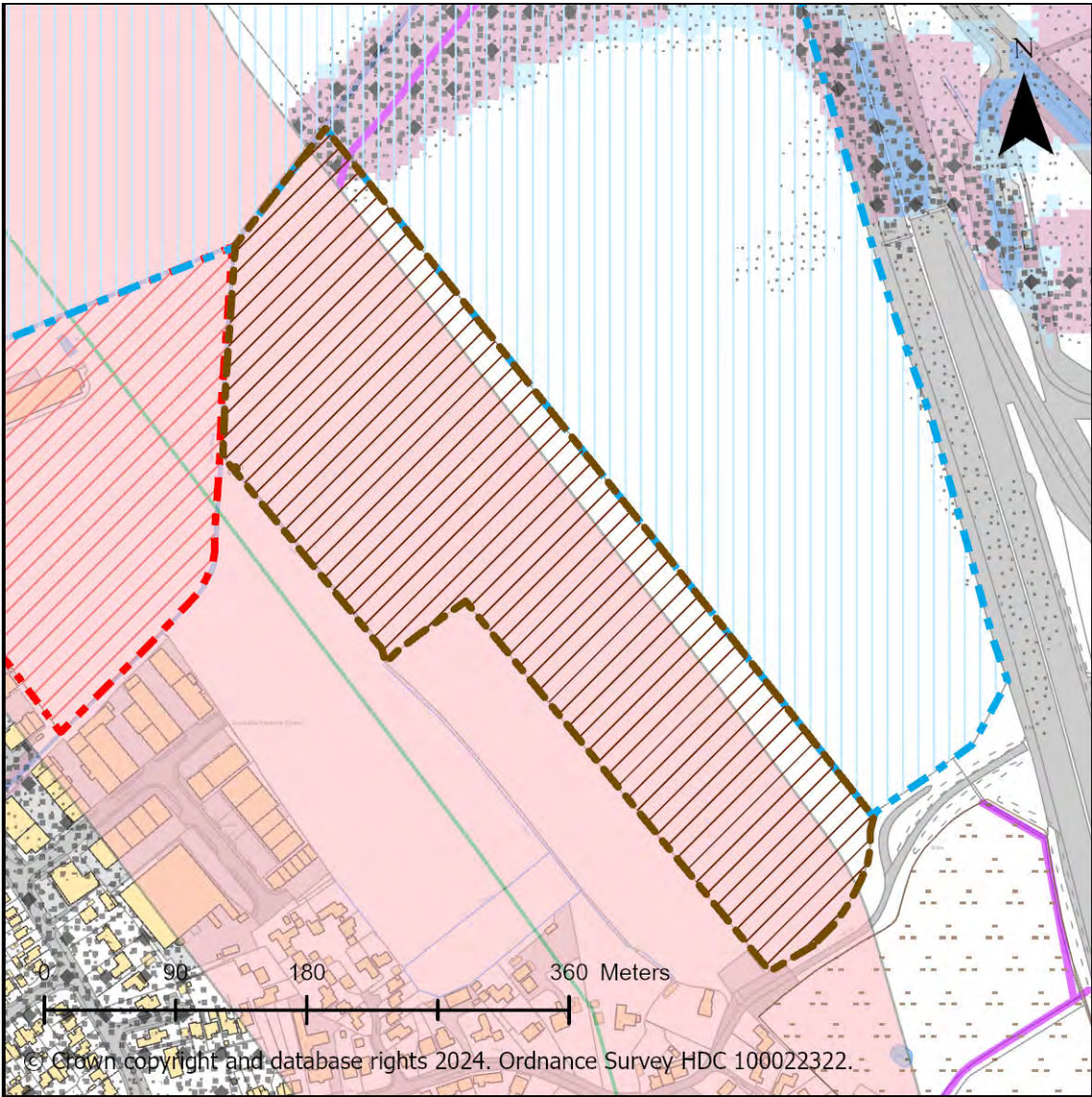
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 169
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	6.86% of the site is in flood zone 3b (0.63ha)	Pass
Designated local green space	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The majority of the site is within flood zone 1, with flood zones 2 and 3 present along the northern boundary. Surface water flood risk is present within a similar location. The site is grade 3 agricultural land. The site is in open countryside and comprises relatively flat agricultural field with hedgerow outlining the boundaries. The eastern and northern boundaries look out into interrupted open countryside. The northern boundary is bounded by Sawtry Brook. The site can be clearly seen from Tort Hill, a narrow lane which extends along the southern boundary of the site transitioning from residential area to countryside accessible for walking and active travel. A public right of way also traverses the northern section of the site facilitating uninterrupted views into the site and wider countryside. The site is also clearly visible from Glatton Road to the west. Current access is provided off Tort Hill. The site is highly exposed in both the local landscape and longer distance views , significant landscaping would be required to mitigate the impact of development. There is no known pollution or contamination, and no known gas pipelines and buffer zone cross the site nor overhead powerlines. An oil pipeline buffer zone crosses the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.	
Availability The site is single organisational control, development is supported by the landowners. The site is available from 2024-2028, planning permission would be acquired and then sold to a third party for development, build out is expected to take 2 to 3 years.	+
Achievability The site promoter notes that access to gas supply is unknown but mains water, electricity supply and digital and telecommunications infrastructure are accessible from the site boundary. Access to the site is currently from Tort Hill a narrow lane making access for construction or operational purposes difficult to achieve. The site promoter notes that access is a significant constraint at present, but proposes that comprehensive development could be achieved in conjunction with the neighbouring land, this may pose significant issues regarding viability or ransom strips affecting viability and/or achievability. The landscape impact of development would be high requiring strategic landscaping. The site promoter proposes employment and distribution uses, the transport impact as a result of the proposed use with potential for heavy goods vehicles would require investigation.	-
Deliverability / developability	~

There are significant constraints regarding access and rights to access the site via alternative means. The site's location within a mineral safeguarding area may limit the possibility of residential uses on site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to overcoming the constraints the site could be categorised as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is constrained by fluvial flood and surface water flood risk. • The site is wholly greenfield grade 3 agricultural land. • The site is more related to the countryside and forms part of the countryside approach to the village. • The proposed use of the site could impact the character and form of the extremely low density residential area (where access would be required) and village in general and increase large goods vehicle and transport movements through the village. • The site is close to a church and public house, but is beyond 800m from other cultural and leisure facilities. The site is adjacent to Brookside Industrial Estate which could provide additional employment opportunities and opportunities for expansion. • The proposed use of the site could cause light, noise, odour, air or visual pollution dependent on the final use. • There are safety issues regarding entrance and exit to the site. • This would support a mix of new high and low density employment within the district. In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it: • Has little relationship to the existing place and community and contributes to the approach to the village. • Would cause light, noise, odour, air or visual pollution dependent on the final use. • The proposed use of the site could impact the character and form of the extremely low density residential area (where access would be required) and village in general and increase large goods vehicle and transport movements through the village. • Has safety concerns for access and exit to and from the site.
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- An oil pipeline buffer zone could impact the layout and proposed use of the site.
- The site promoter notes that access is a significant constraint potential access from neighbouring land, may pose significant issues regarding viability or ransom strips affecting viability and/or achievability.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to, landscape impact, impact on character and form of nearby residential area and the village in general, pollution and safety.	N/A	N/A

Updates after the Initial Assessment

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Sawtry 6: Glebe Farm, Sawtry

Site reference	Sawtry 6
Site name	Glebe Farm, Sawtry

Site address	Parish(es)	Site area (ha)
Glebe Farm, Gidding Road, Sawtry, PE28 5UJ	Sawtry	48.87ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open space uses: Biodiversity net gain	48.87ha	Available 2023 Build out N/A

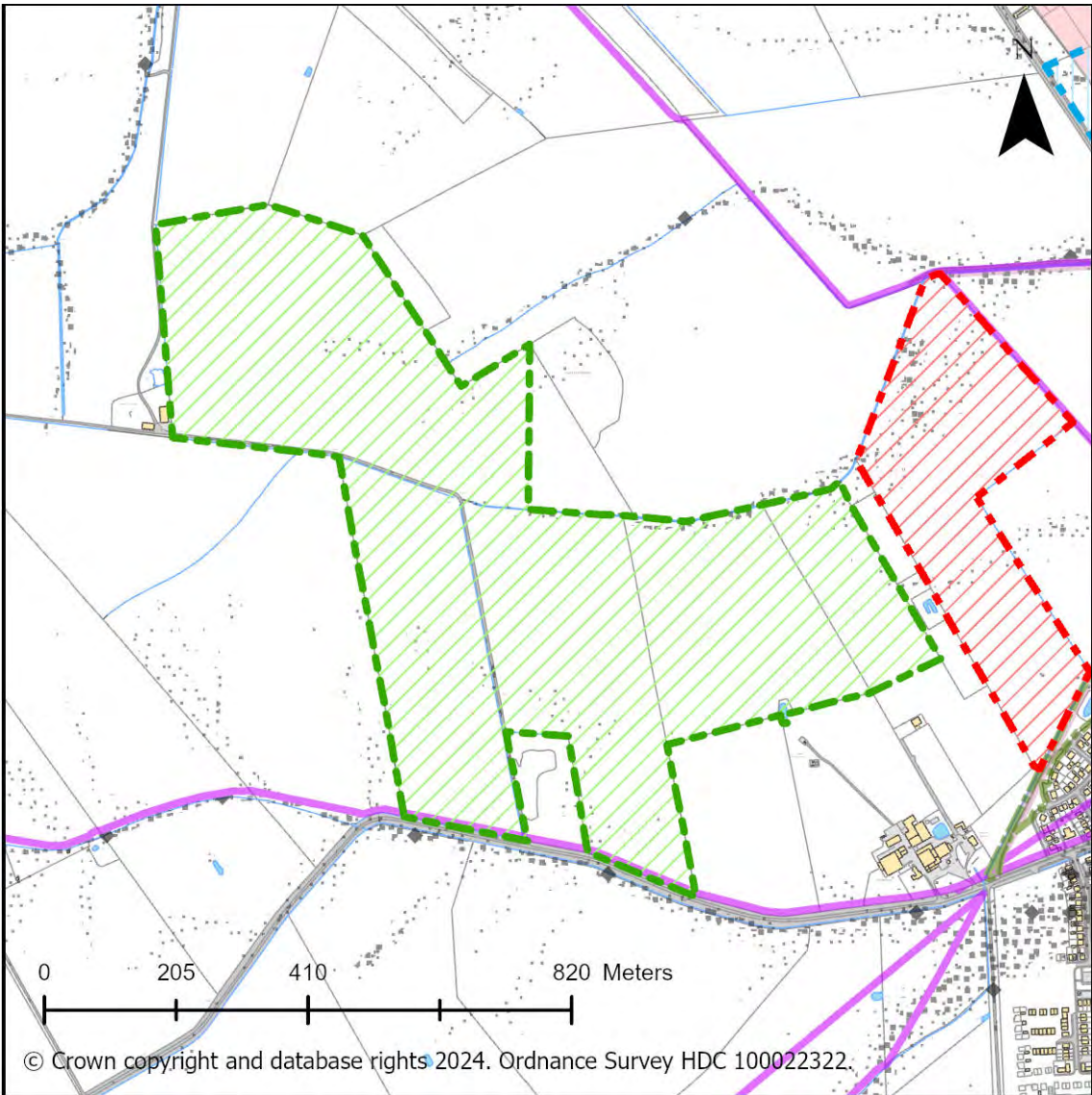
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 330
Relevant planning history	None
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	Location plan Technical Note - Biodiversity Net Gain Assessment Summary

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk and has minimal surface water flood risk. The site is wholly greenfield, arable agricultural land categorised as grade 3. The site is within open countryside sloping west to east by over 20 metres. It forms part of the wider undulating countryside, the hills of which form prominent landscape features and can be seen from long distance views and public rights of way. The southern edge of the site is bounded by established hedgerow and Gidding Road. Drainage ditches are present with and around the site. Due to the proposed use of the site it is unlikely that any adverse landscape or ecological impact would occur. The proposed use of the site for biodiversity net gain would be considered complementary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance. There is no known pollution or contamination and no known gas or oil pipelines or their associated buffer zones cross the site, nor do any overhead electricity powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers the potential to contribute towards biodiversity improvements. The site is not within a mineral safeguarding or water recycling area.	+
Availability The site is in single individual ownership and control, the proposal for biodiversity net gain is supported by the landowner. There are no known legal restrictions. The site is proposed to be delivered through a combination of the biodiversity net gain representative and credit broker with the landowner establishing and managing the site for the 30 year period. The site is available from 2023.	+
Achievability Access to gas, mains and electricity supply are unknown, as is access to digital and telecommunications infrastructure although the proposed use would generate limited if any demand for utility services. No gas or oil pipelines and buffer zones, nor overhead electricity lines cross the site. There is no known pollution or contamination. The proposal to create biodiversity net gain would enhance the biodiversity and ecological profile of the area. Access has not been established within the submission, however as the site is proposed to be managed by the landowners and due to the nature of the proposal it is not considered that this would affect the achievability of the site given the landowner actively farms the land.	+

The site promoter provides further information on the biodiversity status of the land and potential enhancements that could be achieved.	
Deliverability / developability The site is deliverable. There are no known legal or ownership constraints. The site would be delivered by the landowner and the biodiversity net gain representative, who would act as a planning authority liaison and facilitate credit brokerage and managing the sale process. The landowner would be responsible for establishing the habitats and managing the site for the nationally required minimum period of 30 years.	+

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk, surface water flood risk is present. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. • It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration • Public right of way along the frontage could provide opportunities for active travel and leisure uses. • The site would have a positive impact on the surrounding landscape and ecology. In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for biodiversity net gain • Is proposed to be delivered through a combination of the biodiversity net gain representative and credit broker with the landowner establishing and managing the site for the 30 year period. • The site promoter provides further information on the biodiversity status of the land and potential enhancements that could be achieved.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 48.87ha 100% net developable area due to proposed use of site.	48.87ha for biodiversity net gain.	Available from 2024 Build out and retention - 30 years minimum

Updates after the Initial Assessment

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Sawtry 7: Land at Little Common Farm, Sawtry

Site reference	Sawtry 7
Site name	Land at Little Common Farm, Sawtry

Site address	Parish(es)	Site area (ha)
Land at Little Common Farm, Cooks Lane, Sawtry, PE28 5XN	Sawtry	14.56 ha

Promoter's Intentions

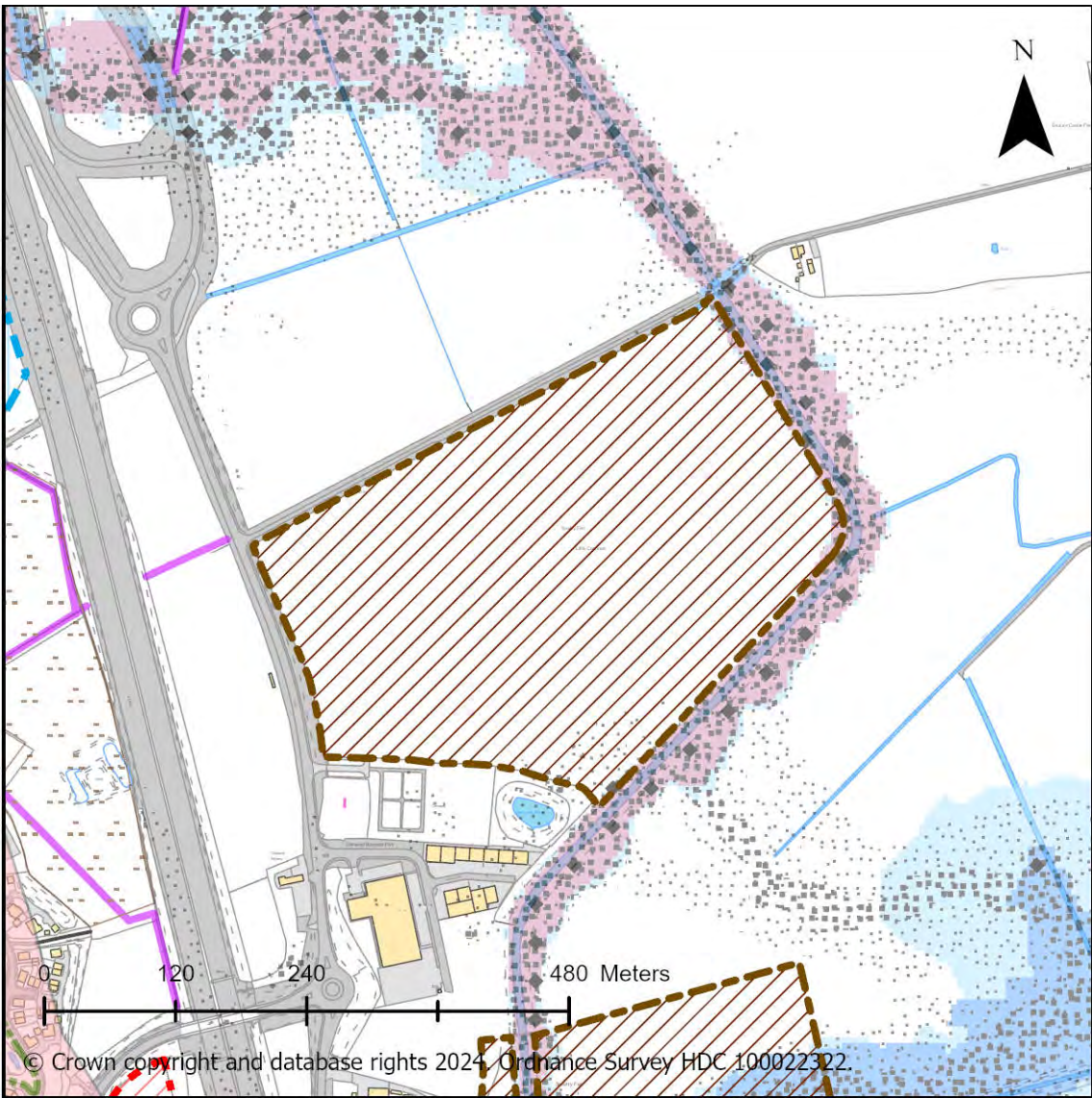
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Commercial leisure uses Infrastructure: Transport and parking/lorry parking Renewable energy	Not specified	Available 2024 to 2028 Build out 5 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 380
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Covering letter Site boundaries

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	1.12 % (0.16ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1 with elements of flood zone 2, 3a and 3b present associated with drainage that bounds the south and east. Some surface water is also present in a similar location. The site is a combination of grade 3 and 2 agricultural land. The site slopes slightly down from west to east and is surrounded by countryside and in agricultural use. The site is bounded by Old Great North Road (B1043) to the west and Cooks Lane to the north; immediately south is St Andrew's Cemetery and grade II listed building along with land allocated in the Sawtry Village Neighbourhood Plan for new or	
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enhanced cemetery facilities. Hedgerow is present along the northern boundary and some sparse tree planting along the western edge. Long distance views can be seen into the site from the roads and cemetery and public rights of way further south meaning the site is highly exposed in the wider landscape, strategic landscaping would be required to address this. The site is removed from the main residential development of the settlement which is east of the A1, and more related to the countryside, although wider industrial uses are present to the south. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.	
Availability The site is in single / individual company control, the land/property is owned by a registered charity as part of its investment property portfolio. supported by landowners. No known legal restrictions. How will the site be delivered - unknown, build out over 5 years	
Achievability Access to gas, mains water and electricity supply are unknown as is digital and telecommunications infrastructure. Site access could be achieved from the Old Great North Road or Cooks Lane, proximity to the A1 would assist with the logistics of construction and operation of the site. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints, however evidence of how the site could be delivered is not provided. The evidence submitted by the site promoter suggests that access could be achieved from either the B1043 or Cooks Lane. Perimeter planting would screen development minimising landscape impact.	
Deliverability / developability There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site and landscape impact would require addressing. The proposed development is contrary to current adopted planning policy so allocation status would be required. The site is categorised as developable.	

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is constrained by some fluvial and surface water flood risk. • The site is wholly greenfield just over half of the site is grade 3 agricultural land and the remaining land is grade 2 • The site is well related to the existing employment cluster • Has the potential to support high or low density employment within the district. • 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 exposed in the wider landscape setting and would require landscape mitigation. • Proposed uses could impact on the tranquillity and setting of the cemetery and grade II listed building. • The site is distant from local services and facilities, with only a pavilion within 800m. The site will provide 14.56ha of employment land is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate which could provide additional employment opportunities to compliment current uses. In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide development of a scale that could be integrated into the existing business cluster • Access to the A1 could assist with the operation of the proposed use(s) • Would require strategic landscape mitigation and flood mitigation • Would need to mitigate impact on the cemetery and grade II listed building • Would require investigation into noise, odour, air and visual pollution. • Delivery of the site would have to be demonstrated including achievability of access to mains water, electricity supply and digital and telecommunications infrastructure.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 14.56 ha 60% net developable area to facilitate landscape mitigation and impact on cemetery and wider landscape. 14.56ha x 60% = 8.736ha	The net developable area is 8.736ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (8.736ha x 0.35)*10,000= 30,576sqm or Commercial - Commercial leisure uses at 0.25 plot ratio to reflect stand alone large units with associated smaller associated uses and extensive complimentary parking = (8.736ha x 0.25)*10,000= 21,840 sqm or Transport and parking/lorry parking = 8.736ha including associated infrastructure. or Renewable energy = 8.736ha for a solar farm	Available post 2028 subject to allocation Build out 5 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted further supporting evidence including a Transport Accessibility and Highway Access Review (November 2024), this assumes the site will serve as a mix of commercial development comprising light industrial units and commercial warehousing.
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Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry

Site reference	Sawtry 8	
Site name	Land North of Black Horse Industrial Estate (larger site), Sawtry	
Site address	Parish(es)	Site area (ha)
Land east of Old Great North Road, south of Sawtry Motors and North of Black Horse Industrial Estate	Sawtry	5.97ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Undefined	Available 2024-2024, Build out 3-4 years.

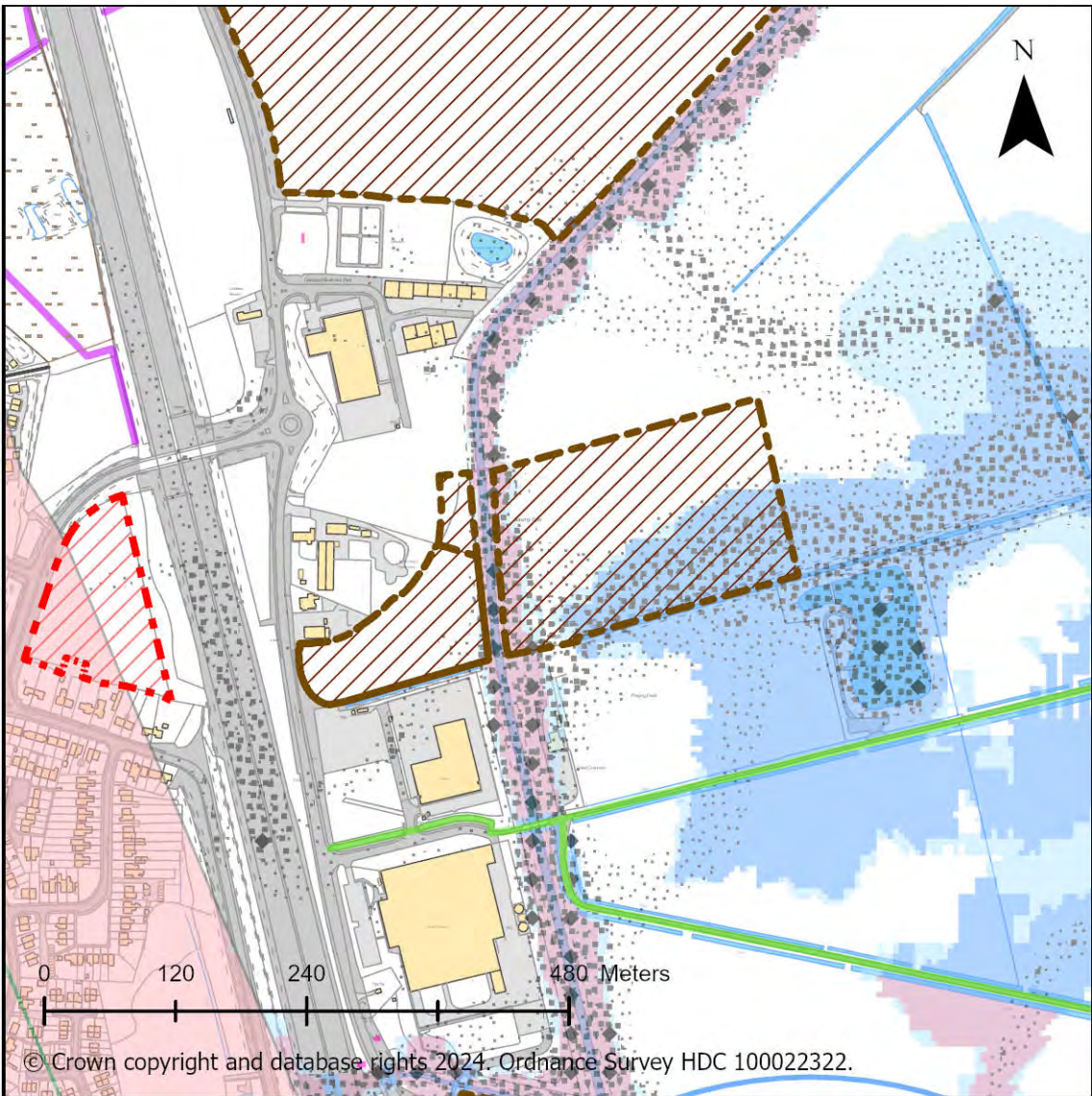
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 83
Relevant planning history	HELAA (December 2017): North of Black Horse Industrial Estate Western parcel of proposed site only.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	4.90% of the site is within flood zone 3b (0.29ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Just over two thirds of the site is within flood zone 1, with flood zone 2 (and some flood zone 3a & 3b) prominent in association with a drainage that runs through the site and focussing also on the south and south eastern area of the site, surface water food risk follows a similar pattern. The site is grade 3 agricultural land and is relatively flat sloping gently down west to east. The site is separated by Middle Level Catchwater Drain, which would require mitigation to allow for safe crossing. The eastern parcel of land has been allocated in the Sawtry Village Neighbourhood Plan - Proposed Allocation for Sport and Recreation (Greenfields Extension) - meaning that the land has been identified for community use and proposals to create new or enhanced community facilities for recreation and leisure. It is therefore considered that the western parcel is unsuitable for development as it undermines the Neighbourhood Plan. Immediately south of the western parcel lies Old Great North Road Industrial estate an established employment area, to the north is Sawtry Motors a nursery and some residential properties. Development in this location could join up existing business and industrial uses allowing room for commercial expansion of the industrial estate. The site is relatively enclosed but could be seen from the east from Greenfields (sports and leisure fields and facilities) and Sawtry Fishing Lake. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.	-
Availability The site is in single individual / company ownership and in individual control, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024-2024, the site would be delivered by acquiring allocation status acquired and then would be sold to a third party to obtain planning permission and develop. Build out is estimated to take 3 to 4 years.	+
Achievability Access to gas, mains water and electricity supply are noted as being unknown, as are digital and telecommunications infrastructure. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Access could be achieved from the B1043 (Old Great North	-

Road) and is in proximity to the A1 which could assist with the logistics of construction and day to day operation of the site. The site is separated by Middle Level Catchwater Drain, which would require mitigation to allow for safe crossing. The site promoter notes that a bridge or culvert may be required to cross Middle Level Catchwater Drain which separates two parcels, but access is not an issue for western parcel. They also note that the site could be subdivided.	
Deliverability / developability The western parcel of the site is classified as not deliverable, there are significant constraints to overcome including crossing of the Middle Level Catchwater Drain and the land's status as a Neighbourhood Plan allocation for sports and recreation uses. The western parcel of this site has been assessed separately as Sawtry 9 - Land North of Black Horse Industrial Estate (smaller site), Sawtry	-

Progression of Site through to Sustainability Appraisal

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

The site did not progress to Sustainability Appraisal.
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Sawtry 9: Land North of Black Horse Industrial Estate (smaller site), Sawtry

Site reference	Sawtry 9
Site name	Land North of Black Horse Industrial Estate (smaller site), Sawtry

Site address	Parish(es)	Site area (ha)
Land North of Black Horse Industrial Estate (smaller site), Sawtry	Sawtry	1.35ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Commercial leisure uses - hotels, gyms, cinemas Employment	Undefined	Available 2024-2028 Build out 3-4 years

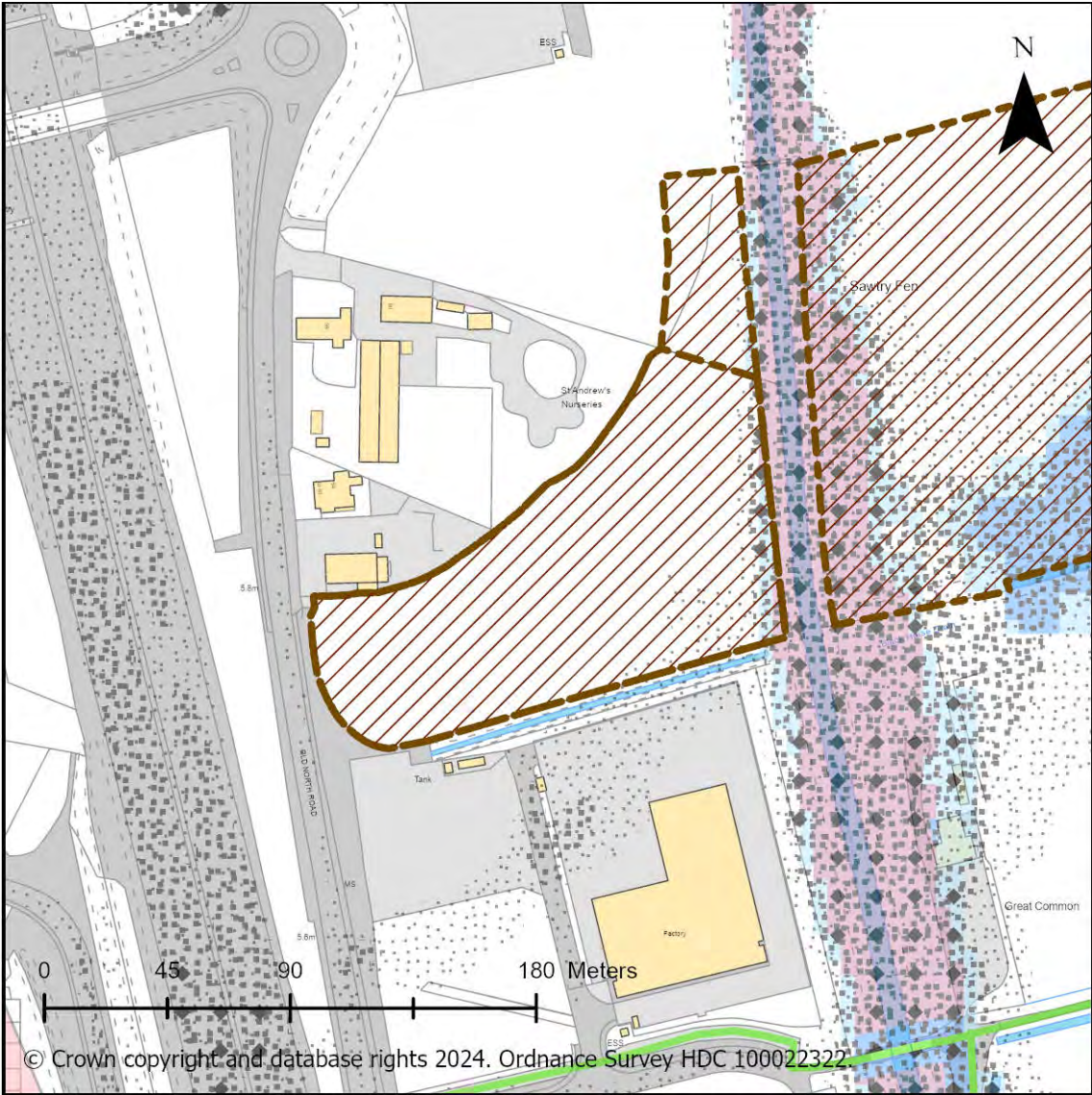
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 385
Relevant planning history	HELAA (December 2017): North of Black Horse Industrial Estate
Land type	Wholly greenfield land
Current use of the site	Unknown
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	1.16% of the site is within flood zone 3b (0.02ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1 with a negligible amount of land within flood zone 2, 3a & 3b associated with the Middle Level Catchwater Drain on the eastern edge of the site. Surface water food risk follows a similar pattern. The site is grade 3 agricultural land and is relatively flat. Trees and hedgerow line the west and south of the site and some of the north. Immediately south of the western parcel lies Old Great North Road Industrial estate an established employment area, to the north is Sawtry Motors a nursery and some residential properties. Development in this location could join up existing business and industrial uses allowing room for commercial expansion of the industrial estate. The sites location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities within the area. An ambition which is also set out in the Sawtry Village Neighbourhood Plan which favours businesses proposals the east the A1 thus limiting the impact of HGVs on the streets within the village. The site is relatively enclosed but could be seen from the east from Greenfields (sports and leisure fields and facilities) and Sawtry Fishing Lake, landscape mitigation would be required. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.	+
Availability The site was submitted for consideration by two different parties one proposing commercial leisure uses - hotels, gyms, cinemas and the other employment. Availability status of the site has been taken from the planning agent submission which was submitted on behalf of the landowner for site Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry. The site is in single individual / company ownership and in individual control, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024-2024, the site would be delivered by acquiring allocation status acquired and then would be sold to a third party to obtain planning permission and develop. Build out is estimated to take 3 to 4 years.	+
Achievability	+

Access to gas, mains water and electricity supply are noted as being unknown, as are digital and telecommunications infrastructure. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Access could be achieved from the B1043 (Old Great North Road) and is in proximity to the A1 which could assist with the logistics of construction and day to day operation of the site. Flood mitigation measures associated with the Middle Level Catchwater Drain, would require mitigation as would landscape impact from the east.

Deliverability / developability

There are no significant constraints to development, flooding and landscape impact would require mitigation. The site is considered deliverable.

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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?

Yes

Impact of the Sustainability Appraisal on the assessment

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

- The site is constrained by some fluvial and surface water flood risk.
- The site is wholly greenfield grade 3 agricultural land.
- The site is well related to Old Great North Industrial Estate
- Has the potential to support high or low density employment within the district.
- The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use, proximity to the A1 could cause noise odour or visual pollution.
- Landscape impact would not be significant if existing trees and hedgerow were retained
- The site is distant from local services and facilities, with only a pavilion within 800m.
- The site relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors, a nursery and some residential properties to the north. It has the potential to be effectively masterplanned to integrate with the current business cluster and provide opportunity for expansion.

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

- Has potential to provide development of a scale that could be integrated into the existing industrial estate
- Would require flood mitigation
- Retention of trees and hedgerow would minimise landscape impact
- Access to the A1 could assist with the operation of the proposed use(s)
- Would require investigation into noise, odour, air and visual pollution.

- Some mitigation may be required to integrate the development with nearby residential units.
- Delivery of the site would have to be demonstrated including achievability of access to mains water, electricity supply and digital and telecommunications infrastructure.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.35 ha 75% net developable area to facilitate retention of trees and hedgerow and flood mitigation. 1.35ha x 75% = 1.0125ha	The net developable area is 1.0125ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (1.0125ha x 0.35)*10,000= 3,543sqm or Commercial - Commercial leisure uses at 0.25 plot ratio to reflect stand alone large units with associated smaller associated uses and extensive complimentary parking = (1.0125ha x 0.25)*10,000= 2,531.25 sqm	Available post 2028 subject to allocation Build out 2 to 5 years

Updates after the Initial Assessment

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Sawtry 10: Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry

Site reference	Sawtry 10
Site name	Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry

Site address	Parish(es)	Site area (ha)
Land to the east of St Judith's Lane and west of Toll Bar Way and Green End Road, Sawtry	Sawtry	34.67ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and / or affordable housing Commercial: - Retail Infrastructure: - Supporting infrastructure - schools, community centres - Health uses Open spaces: - Natural, green or open spaces - Biodiversity net gain - Land to safeguard against flooding	Up to 500 dwellings Retail floorspace to be confirmed Infrastructure floorspace (schools, community centre, health uses) to be confirmed Circa 18ha open space	Available 2024-2028 Build out over 10 years

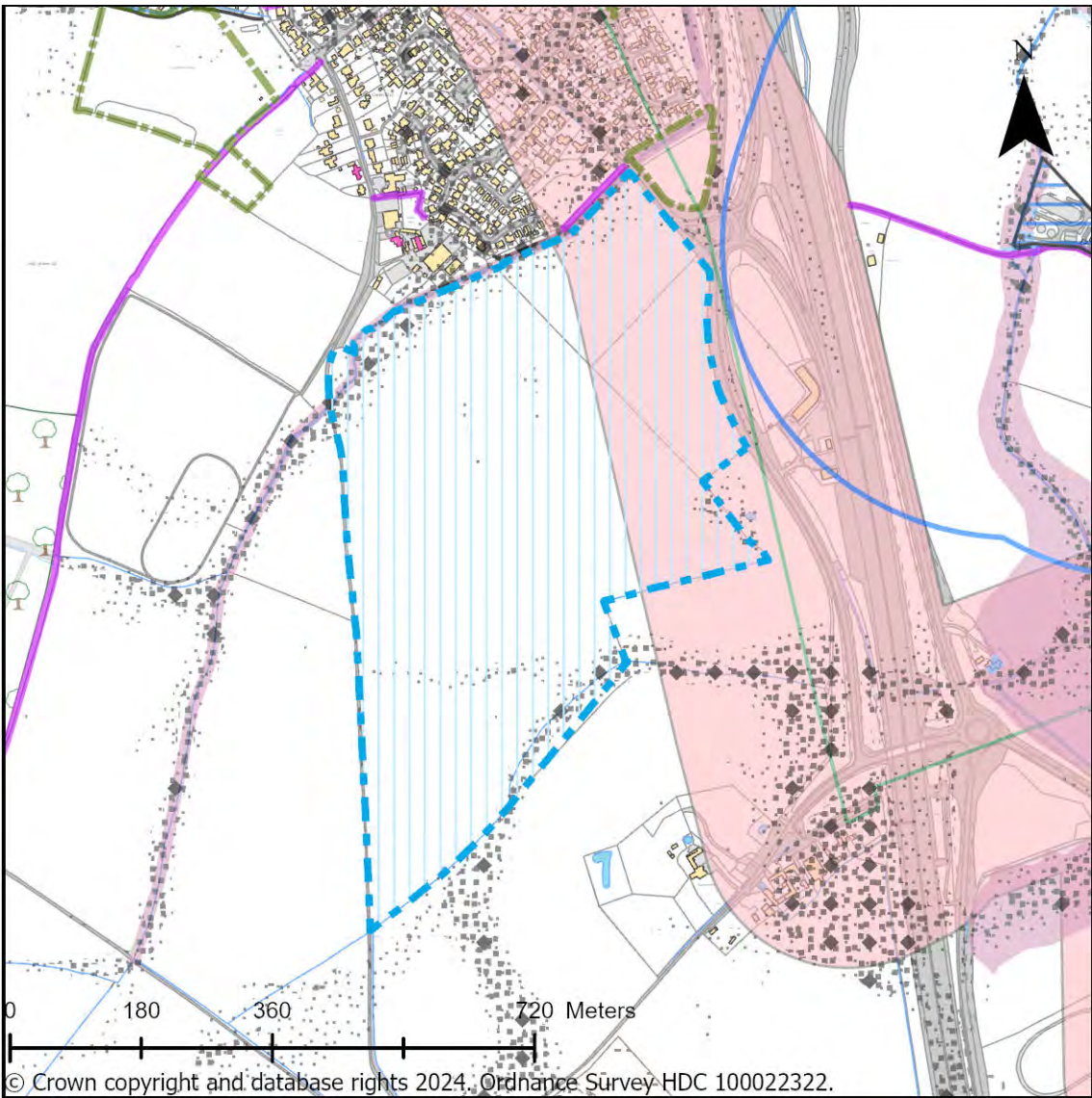
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 161
Relevant planning history	None

Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Cambridgeshire County Council preapplication advice - education and libraries Location Plan Supporting Planning Statement Vision Document

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 1% of the site is within flood zone 3b (0.39ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, a small portion in of flood zone 3b is present in association with the ordinary watercourse which runs along the northern boundary, some surface water flood risk is also present on the site, towards the southern edge and and also in similar locations to fluvial flood risk. The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less that 0.1ha)	~
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The site contains part of a ridge which descends south west to north east. The site is agricultural land. Toll Bar Way bounds the eastern edge and St Judith's Lane the western. Trees and hedgerow line the eastern edge with the site highly exposed in the wider landscape from St Judith's Lane, which has minimal hedgerow. An ordinary watercourse runs along the northern boundary and ditches are located on the southern boundary. The site can also be clearly seen from elevated public vantage points such as High Holbourn Hill and from public rights of way outside the site. The northern edge abuts a dispersed pattern of development of garden land, homes and back gardens and farm building that provide a steady transition from built development to countryside. The site is highly exposed and would require significant strategic landscaping to ensure it integrates with the existing countryside. The site is of a size that would constitute disproportionate development in comparison to the size of the existing settlement. Transport impact from the increase in residential properties would require assessment.

Access to the site could be via Toll Bar Way. An oil pipeline and a buffer zone is present within the eastern third of site. The site promoter notes that three underground utility pipelines run north to south, through the eastern parcel of the site: an abandoned Ministry of Defence (MoD) underground pipeline runs close to the site's eastern boundary and enters the northeast corner of the site, to the west of the MoD pipeline, lies a CLH fuel pipeline. and the most western pipeline is a medium pressure Cadent gas main.

Presence of pollution or contamination is unknown and overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and is not within a water recycling area.

Availability

The site is in single individual ownership and control, the land is optioned and a hybrid promotion agreement has been entered into with the landowner who supports the development. There are no known legal restrictions. The site is available from 2024 -2028, planning permission would be acquired and then the land sold to a third party for development. The site promoter estimates that the site could be completed within 10 years from the last relevant grant of planning permission (Reserved Matters or discharge of condition).

Achievability

Gas supply is accessible from within the site and mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Access to the site could be via Toll Bar Way and proximity of the A1 would assist in the logistics of construction.

Presence of pollution or contamination is unknown. Three underground utility pipelines run north to south, two of which have easements, the presence of which would constrain development on the eastern edge. Overhead powerlines on the site mean that mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines. The site's prominence within the countryside and would require significant strategic landscaping. Some services and facilities may be required to support the new community. Site promoter has provided supporting information and a vision document which notes that design constraints due to the pipelines and easements could be mitigated with careful design and that overhead electricity lines can be grounded and re-routed as part of the development proposals. The character of St Judith's lane is proposed to be retained and buffered, acting as a transition to the wider landscape and higher ground to the west and connected green infrastructure provided and reinforced. Access proposal are provided from Green End Road and Toll Bar Way.	
Deliverability / developability There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Constraints which require resolution the presence of pipelines and easements and landscape impact. Transport impact from the increase in residential properties would require assessment. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is available from 2024, once planning permission is acquired the land will be sold to a third party for development. The site is therefore classified as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - The site is constrained by some fluvial and surface water flood risk. - The site is wholly greenfield and grade 3 agricultural land. - The site is well related to the village of Sawtry. - The site is prominent within the wider landscape and in a sensitive location, strategic landscaping would be required to transition into the wider landscape. - Sensitive design would be required to minimise landscape impact and ensure transport movement does not conflict rural landscape and use to the west.

- Proximity to the A1 could cause some odour, noise, or visual pollution - The site is of a size which would be a significant extension to the village. - The site is close to some local services and facilities and employment opportunities are within 2km. - The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site. In combination the outcomes of the LAA and SA indicate that the site: - Has potential to be integrated into the existing place and community, but may be disproportionate in size to the existing village. - Would require flood mitigation - Would require strategic landscaping and sensitive design to transition to the countryside and integrate with the more dispersed pattern of development to the north. - Would need to respect the rural nature and use of St Judith's Lane - Access to the A1 could assist with the operation of the proposed use(s), would require transport impact assessment - Would need to address potential impact on Aversley Wood SSSI especially in relation to potential increased footfall resulting from increase in population, ecological and biodiversity impact. - Would require investigation into noise, odour, air and visual pollution. - Mitigation would be required to address multiple underground pipelines which may affect the layout of development and the presence of overhead powerlines addressed - Some services and facilities may be required to support the new community.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 34.67ha 50% net developable area to reflect strategic landscaping, impact on setting of SSSI and flood mitigation. 34.67ha x 50% = 17.335ha	The net developable area is 17.335ha Residential - Market and / or affordable housing Low density of 35 dph to reflect the lower density context of larger villages. Capacity = 17.335ha x 35 dph = 607 homes	Available post 2028 subject to allocation Build out over 10 years

Updates after the Initial Assessment

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Sawtry 11: Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry

Site reference	Sawtry 11
Site name	Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry

Site address	Parish(es)	Site area (ha)
Land to the west of Toll Bar Way and Green End Road, Sawtry (nearest known postcode PE28 5XU)	Sawtry	18.83ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and / or affordable housing Commercial: - Retail - Commercial leisure uses - hotels, gyms, cinemas etc. Infrastructure: - Supporting infrastructure - schools, community centres - Health uses Open spaces: - Natural, green or open spaces - Biodiversity net gain - Land to safeguard against flooding	Up to 300 dwellings Retail and commercial leisure uses floorspace to be confirmed Infrastructure floorspace to be confirmed Open space land requirements to be confirmed	Available 2024-2028 Build out over 6 years

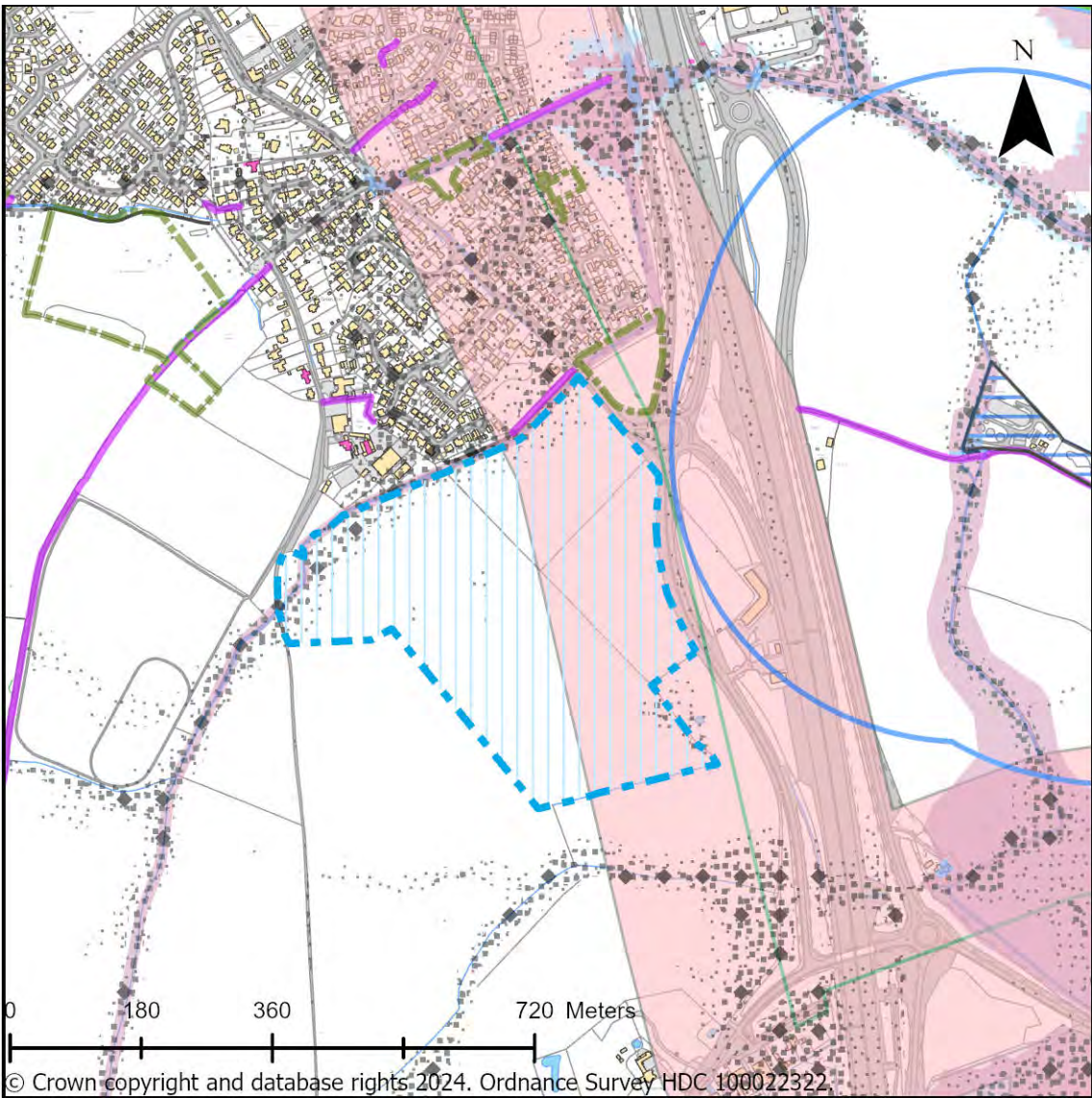
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 155
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Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Concept Masterplan Location Plan Supporting Planning Statement Vision Document

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 1.78% of the site is within flood zone 3b (0.34ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, a small portion of flood zone 3b is present in association with the ordinary watercourse which runs along the northern boundary, some surface water flood risk is also present within the site and in similar locations to that of fluvial flood risk. The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha)	~
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The site is situated within a ridge which descends south west to north east. The site agricultural land. Toll Bar Way bounds the eastern edge and St Judith's Lane the north western, the remainder of the western boundary is set back from St Judith's lane and contained within the wider countryside. Trees and hedgerow line the eastern edge with the site highly exposed in the wider landscape from St Judith's Lane, which has minimal hedgerow. An ordinary watercourse runs along the northern boundary. The site can also be clearly seen from elevated public vantage points such as High Holbourn Hill and from public rights of way outside the site. The northern edge abuts a dispersed pattern of development of garden land, homes and back gardens and farm building that provide a steady transition from built development to countryside. The site is highly exposed and would require significant strategic landscaping to ensure it integrates with the existing countryside. The site may be of a size that would constitute disproportionate development in comparison to the size of the existing settlement. Transport impact from the increase in residential properties would require assessment.

Access to the site could be via Toll Bar Way. An oil pipeline and a buffer zone is present within the eastern third of site. The site promoter notes that three underground utility pipelines run north to south, through the eastern parcel of the site: an abandoned Ministry of Defence (MoD) underground pipeline runs close to the site's eastern boundary and enters the northeast corner of the site, to the west of the MoD pipeline, lies a CLH fuel pipeline. and the most western pipeline is a medium pressure Cadent gas main.

Presence of pollution or contamination is unknown and overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and is not within a water recycling area.

Availability

The site is in single individual ownership and control, the land is optioned and a hybrid promotion agreement has been entered into with the landowner who supports the development. There are no known legal restrictions. The site is available from 2024 -2028, planning permission would be acquired and then the land sold to a third party for development. The site promoter estimates that the site could be completed within 6 years from the last relevant grant of planning permission (Reserved Matters or discharge of condition).

Achievability

Gas supply is accessible from within the site and mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Access to the site could be via Toll Bar Way and proximity of the A1 would assist in the logistics of construction.

Presence of pollution or contamination is unknown. Three underground utility pipelines run north to south, two of which have easements, the presence of which would constrain development on the eastern edge. Overhead powerlines on the site mean that mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines. The site's prominence within the countryside and would require significant strategic landscaping. Some services and facilities may be required to support the new community. Site promoter has provided supporting information and a vision document which notes that design constraints due to the pipelines and easements could be mitigated with careful design and that overhead electricity lines can be grounded and re-routed as part of the development proposals. The character of St Judith's lane is proposed to be retained and buffered, acting as a transition to the wider landscape and higher ground to the west and connected green infrastructure provided and reinforced. Access proposal are provided from Green End Road and Toll Bar Way.	
Deliverability / developability There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Constraints which require resolution the presence of pipelines and easements and landscape impact. Transport impact from the increase in residential properties would require assessment. The site is available from 2024, once planning permission is acquired the land will be sold to a third party for development. The site is therefore classified as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is constrained by some fluvial and surface water flood risk. • The site is wholly greenfield and grade 3 agricultural land. • The site is well related to the village of Sawtry. • The site is prominent within the wider landscape and in a sensitive location, strategic landscaping would be required to transition into the wider landscape. • Sensitive design would be required to minimise landscape impact and ensure transport movement does not conflict rural landscape and use to the west.

• Proximity to the A1 could cause some odour, noise, or visual pollution • The site is of a size which would be a substantial extension to the village. • The site is close to some local services and facilities and employment opportunities are within 2km. • The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site. In combination the outcomes of the LAA and SA indicate that the site: • Has potential to be integrated into the existing place and community • Would require flood mitigation • Would require strategic landscaping and sensitive design to transition to the countryside and integrate with the more dispersed pattern of development to the north. • Would need to respect the rural nature and use of St Judith's Lane • Access to the A1 could assist with the operation of the proposed use(s) • Would require investigation into noise, odour, air and visual pollution. • Would need to address potential impact on Aversley Wood SSSI especially in relation to potential increased footfall resulting from increase in population, ecological and biodiversity impact. • Mitigation would be required to address multiple underground pipelines which may affect the layout of development and the presence of overhead powerlines addressed • Some services and facilities may be required to support the new community.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 18.83ha 50% net developable area to reflect strategic landscaping and flood mitigation. 18.83ha x 50% = 9.415ha	The net developable area is 9.415ha Residential - Market and / or affordable housing Low density of 35 dph to reflect the lower density context of larger villages. Capacity = 9.415ha x 35 dph = 330 homes	Available post 2028 subject to allocation Build out over 10 years

Updates after the Initial Assessment

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13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

Sawtry 12: Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry

Site reference	Sawtry 12
Site name	Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry

Site address	Parish(es)	Site area (ha)
Land to the west of Toll Bar Way, Sawtry	Sawtry	9.04 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Other: Roadside services	Employment floorspace to be confirmed. Roadside services land to be confirmed.	Available 2023 Build out unknown

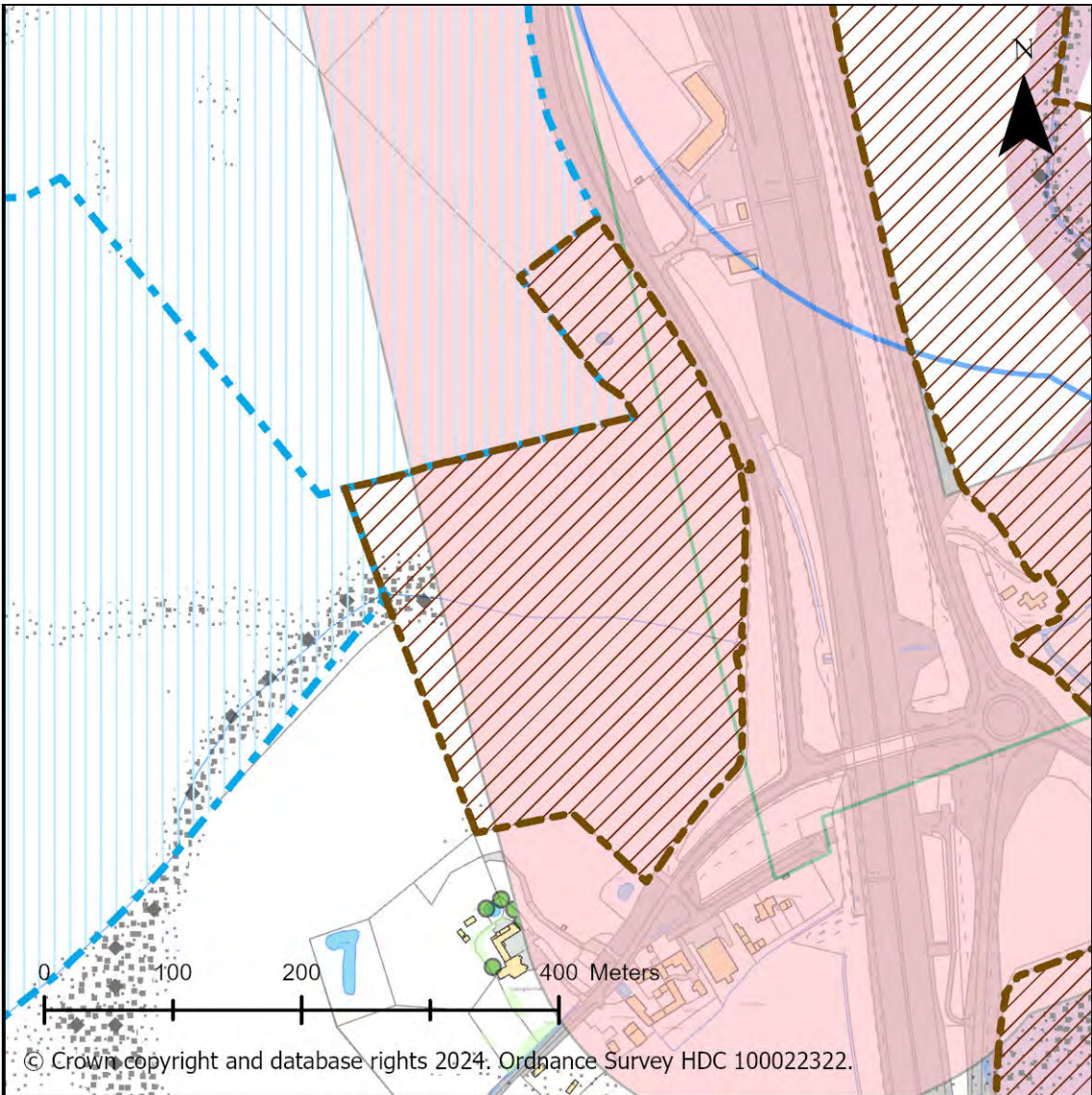
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 338
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Local plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, surface water flood risk is present in the south eastern quarter of the site and heading towards the north western corner associated with a drainage ditch. The eastern third of the site is grade 2 agricultural land with the remainder grade 3. The site contains part of a ridge which slopes slowly to the east. The site is agricultural land. Toll Bar Way bounds the eastern edge and Coppingford Hall (residential properties) sits outside the south western corner. Trees and hedgerow line the eastern edge with the site highly exposed in the wider landscape from St Judith's Lane, which has minimal hedgerow. A ditch runs through the middle of the site and trees and hedgerow screen the road on the southern boundary. The northern edge is set within the wider countryside landscape meaning that the site is in an isolated location removed from extensive built development, although some residential and agricultural properties are present across Coppingford Road to the south. The site is highly exposed to the North and east and would require significant strategic landscaping to ensure it integrates with the existing countryside. The site is close to the A1, with the potential for access to the site from Coppingford Road, however the road gradually descends as a result of its elevated level starting above the A1. Due to the proposed use of the site, the impact of increased transport and safety of access to the site may need investigation and or mitigation. Its location close to the A1 could complement the operation of the site. An oil pipeline and a buffer zone is present across the majority of the site. Presence of pollution or contamination is unknown and overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and is not within a water recycling area.	~
Availability The site is within single individual ownership and control and development is supported by the landowner. There are no identified legal restrictions from the site promoter. The site is available from 2023 and allocation status would be acquired before the land was sold to a third part for obtaining planning permission and developing. Estimated build out of the site is unknown.	~
Achievability Access to gas, mains water and electricity supply and digital and telecommunications infrastructure are noted as being unknown. Access to the site could be via Coppingford Road and proximity of the A1 would assist in the logistics of construction and operation of	-

the site. However the site boundary does not include the access from the road to the site meaning that there may be issues with landownership and / or ransom strips which may affect the achievability or viability of the site.

Presence of pollution or contamination is unknown. Underground pipelines and buffer zones run north to south across the majority of the site, the presence of which may constrain development. Overhead powerlines on the site mean that mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines. The site's prominence within the countryside and would require significant strategic landscaping.

Site promoter notes that a detailed assessment of the possible surface water flood risk, and necessary site specific mitigation measures would be identified.

Deliverability / developability

The site's location within a mineral safeguarding area may limit the possibility of residential uses on site. Constraints which require resolution include the presence of pipelines and landscape impact which could limit the achievability and layout of development. Transport impact as a result of the proposed use would require assessment. The site is available from 2023 and allocation status would be acquired before the land was sold to a third part for obtaining planning permission and developing. Estimated build out of the site is unknown making deliverability uncertain. The site is therefore classified as potentially developable.

Progression of Site through to Sustainability Appraisal

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

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

- The site is not constrained by fluvial flood risk but would require surface water flood risk mitigation.
- The site is wholly greenfield land with the eastern third of the site grade 2 agricultural land and the remainder grade 3.
- The site is an isolated location removed from extensive built development and highly exposed within the wider landscape. To minimise impact on the hamlet and landscape, employment uses could be reduced to reflect development density to the south of Coppingford Road.
- Proximity to the A1 could cause some odour, noise, or visual pollution, as could the proposed uses of the site.
- Distance to the A1 may make roadside service use impractical due to distance required to travel to access to the services.

- The site is approximately 750m from Aversely Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.
- The site is distant from local services and facilities , the site proposes employment and/or roadside services on the site which could provide additional high or low density employment.

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

- May be better suited to employment development
- Has potential to be integrated into the existing place and community if the size of the site is reduced to reflect development density to the south of Coppingford Road.
- Would require landscape mitigation
- Would need to address potential impact on Aversley Wood SSSI especially in relation to potential increased footfall resulting from increase in population, ecological and biodiversity impact.
- Would require surface flood risk mitigation
- Would require investigation into noise, odour, air and visual pollution.
- Mitigation would be required to address oil pipeline buffer zone which may affect the layout of development and the presence of overhead powerlines addressed
- Achievability of access to mains water and electricity supply and digital and telecommunications infrastructure would require confirmation.
- Site access from Coppingford Road would require confirmation that there are no issues with landownership and / or ransom strips which may affect the achievability or viability of the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 9.04ha Site reduction by 50% to reflect development density on Coppingford Road. 9.04ha x 50% = 4.52ha 60% net developable area to provide landscape mitigation. 4.52ha x 60% = 2.712ha	The net developable area is 2.712ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (2.712ha x 0.35) x 10,000= 9,492sqm	Available post 2028 subject to allocation Build out 1-3 years

Updates after the Initial Assessment

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Sawtry 13: Land South of Old Great North Road Industrial Estate (larger site), Sawtry

Site reference	Sawtry 13
Site name	Land South of Old Great North Road Industrial Estate (larger site), Sawtry

Site address	Parish(es)	Site area (ha)
Land South of Old Great North Road Industrial Estate (larger site), Sawtry	Sawtry	12.31ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	floorspace to be determined	Available 2024-2028 Build out 10 years

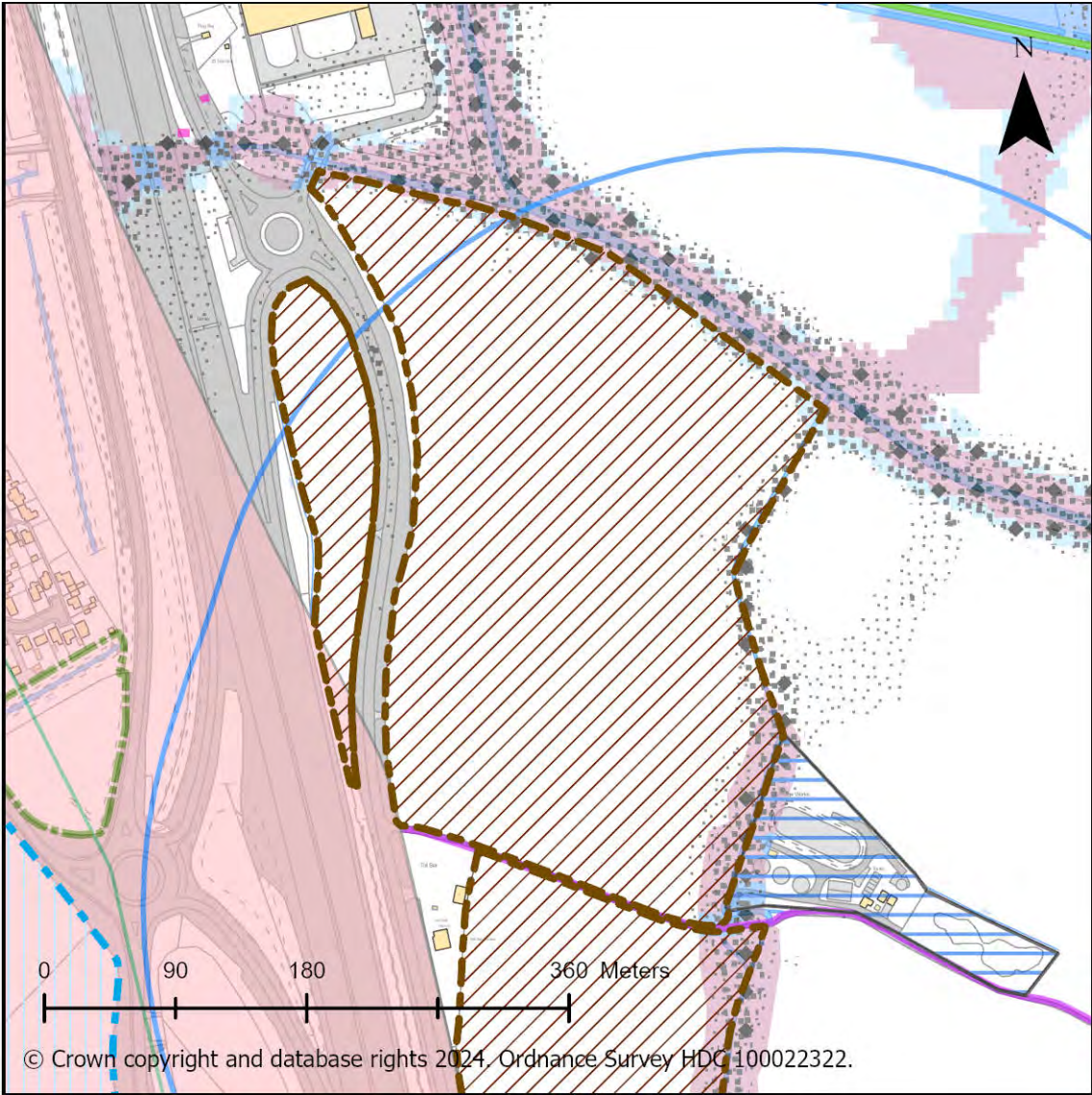
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 15
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Covering letter and further information Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	3.34% of the site is within flood zone 3b (0.41ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

Assessment of Site Potential

Context, constraints and potential suitability The majority of the site is within flood zone 1, flood zones 2, 3a and 3b are present along the south eastern and northern boundary, surface water flood risk is also present within the site along the northern and eastern boundaries in association with the Middle Level Catchment Drain to the north and field drainage on the east. The site is grade 3 agricultural land. The site is split into two parcels a smaller site to the west of the B1043 (1.26ha) and the other to the east of the B1043. The western parcel (1.26ha) is in use for motocross, so although relatively flat it has been sculpted specifically to match its current use. It is bounded by the A1 to the west and the B1043 to the east, it is well screened by established trees and hedgerow, with the exception of the area around the access point off the B1043, which provides a clear view into the site. Development on this site would have minimal landscape impact. Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north. The shape of the site makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration. The eastern parcel (11.05ha) is relatively flat agricultural land. Parts of the eastern and southern site boundaries are screened by mature trees and hedgerow, however clear views into the site can still be seen from parts of the B1043 (although transient in nature). A public right of way runs along southern boundary and two further to the north outside of the site (Red Drove and Straight Drove) where the site can be clearly seen sitting within the wider countryside landscape meaning strategic landscaping would be required to mitigate the impact of development. The south eastern boundary abuts a water recycling area, which is screened by trees and hedgerow. The south western boundary has Toll Bar residential property just outside. There is no current vehicular access to the site. The site's location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities within the area. An ambition which is also set out in the Sawtry Village Neighbourhood Plan which favours businesses proposals the east the A1 thus limiting the impact of HGVs on the streets within the village. The eastern parcel of land could be considered more suitable for commercial development if vehicle access can be achieved. Parts of the site (especially the western parcel) may be impacted by noise, light and air pollution due to proximity to the A1 and land pollution and contamination due to its existing use. No oil or gas pipelines buffer zones or overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and approximately 0.9ha is outside the water recycling area buffer zone leaving around 93%	of the site within the area and a water recycling centre on the south eastern boundary, meaning odour issues will require mitigation. Suitability of the proposed uses in this area would require confirmation. The site promoter's odour risk assessment notes that it could be used for industrial purposes and the large majority could alternatively (even) be used for high sensitivity receptors e.g. residential. However residential use is not listed as a proposed use in the site submission and due to the site's location being removed from substantial residential development and services, residential development would be considered unsuitable. Availability The site is in single company ownership and control and development is supported by the landowners. There are no known legal restrictions. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for obtaining planning permission to be developed. Build out would be estimated to take 10 years. Achievability Access to gas, mains water, electricity supply and digital and telecommunications infrastructure is unknown. Access could be achieved from the western parcel from the B1043, although upgrades to access would be required potentially taking a large portion of the site out of the developable area, as could remediation for noise air and light pollution as a result of the A1 and associated parking. Access to the eastern parcel would require further confirmation. Proximity to the A1 and B1043 would assist with the logistics of construction and operation of the site. The impact of odour on the site would require assessment and mitigation as would the impact of the site on the wider landscape. Assessment on the impact on the operation or expansion of the water recycling centre would be required. One of the site promoters notes that an odour risk assessment demonstrates that the whole of the site could be used for industrial purposes, that there are options to secure a suitable vehicle access(es) into the site, and the site could be linked in with the existing cycle/footway extending north into the village from Straight Drove. The promoter also mentions development could support training and apprenticeship schemes. Deliverability / developability There are no known legal restrictions. The site's location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of constraints which require resolution including land pollution & contamination, air, light and noise pollution, odour and landscape mitigation, access and parking issues. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for
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obtaining planning permission and to be developed. Build out of the site is estimated to take 10 years. The site is classified as potentially developable, if constraints could be overcome.

Progression of Site through to Sustainability Appraisal

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

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

- The majority of the site is within flood zone 1, flood zones 2, 3a are present as is surface water flood risk which would require mitigation.
- The site is wholly greenfield grade 3 agricultural land.
- The site is well related to existing employment uses and the A1 making access and operation of the uses achievable
- The eastern parcel is exposed in the wider landscape require strategic landscaping
- The shape of the western parcel makes it unclear whether development could be accommodated on site.
- Proximity to the A1 and B1043 could cause some odour, noise, or visual pollution, as could the proposed use of the site.
- The site is distant from most to local services and facilities, with the exception of the playing fields and sports pavilion.
- The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion.

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

- The site has the potential to be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion
- Flood risk mitigation would be required
- Would require strategic landscaping on the eastern parcel
- Would require investigation into noise, odour, air and visual pollution.
- Further masterplanning would be required to justify if the western parcel could be developed.
- Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north.
- Odour assessments and compatibility of use with water recycling centre and location within the buffer zone would be required.
- Would have to address impact on residential property on the south western boundary
- Would need to identify means of access to eastern parcel.

- Achievability of access to mains water and electricity supply and digital and telecommunications infrastructure would require confirmation.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Western Parcel Gross site area 1.26ha 75% net developable area to allow for retention of trees and hedgerow and tapered southern extent. $1.26\text{ha} \times 75\% = 0.945\text{ha}$	Net developable area 0.945ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = $(0.945\text{ha} \times 0.35) \times 10,000 = \mathbf{3,307.5\text{sqm}}$	Available post 2028 subject to allocation Build out 1 to 3 years
Eastern Parcel Gross site area 11.05ha 60% net developable area to allow strategic landscaping, mitigation of impact on water recycling centre and residential property. $11.05\text{ha} \times 60\% = 6.63\text{ha}$	Net developable area 6.63ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = $(6.63\text{ha} \times 0.35) \times 10,000 = \mathbf{23,205\text{sqm}}$	Available post 2028 subject to allocation Build out 10 years
Total	26,512.5 sqm	Available post 2028 subject to allocation Build out 10 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted an Odour Report (August 2022) in support of their site.

Sawtry 14: Land South of Old Great North Road Industrial Estate (smaller site), Sawtry

Site reference	Sawtry 14	
Site name	Land South of Old Great North Road Industrial Estate (smaller site), Sawtry	
Site address	Parish(es)	Site area (ha)
Land west of the B1043 and south of Old Great North Road Industrial Estate (smaller site), Sawtry	Sawtry	1.26ha

Promoter's Intentions

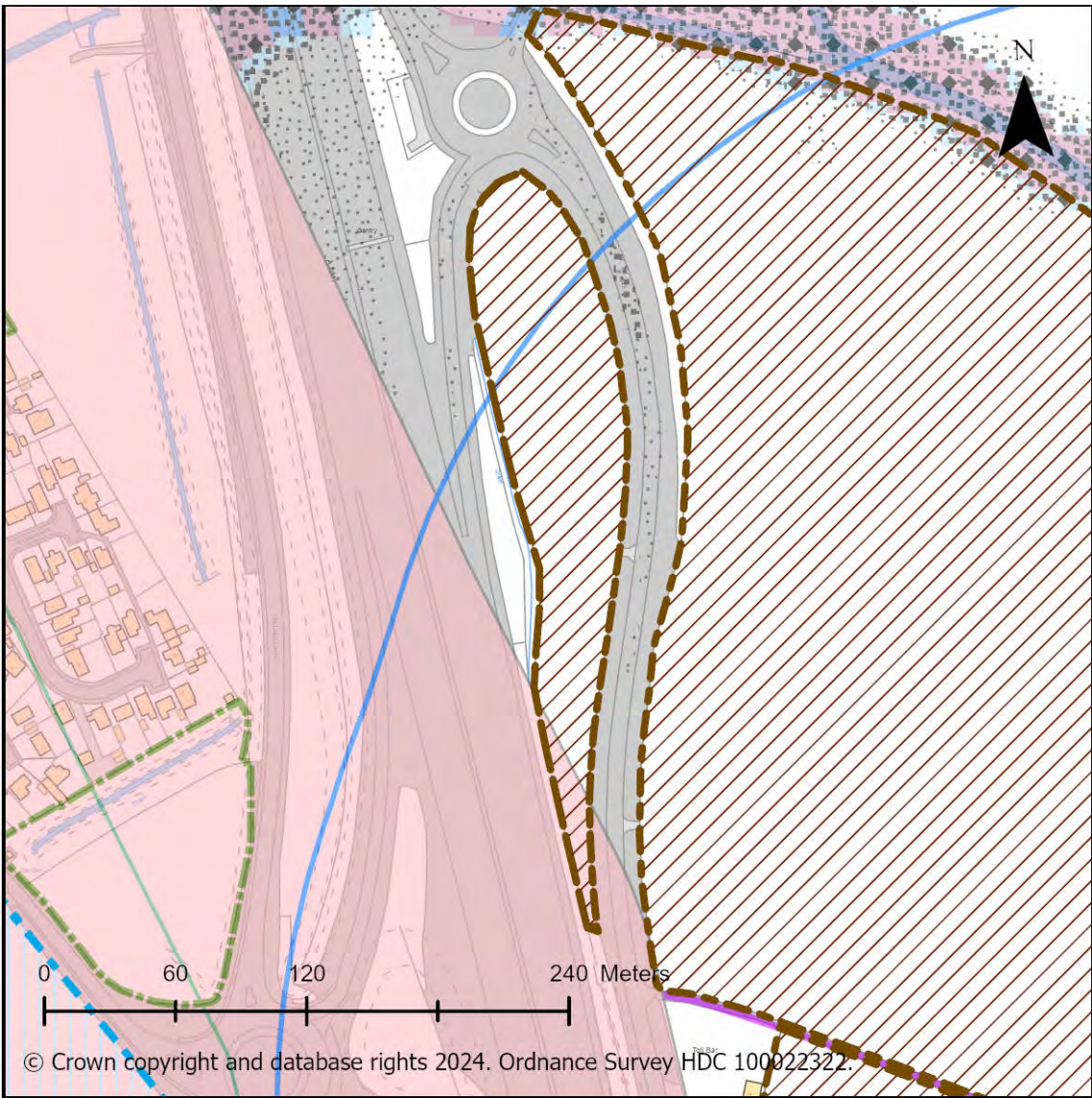
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Commercial leisure uses - hotel, cinema, gyms etc Employment Note: The site was submitted for consideration by two different parties one proposing commercial leisure uses - hotels, gyms, cinemas and the other employment on a larger footprint of land	Floorspace unknown	Available 2024-2028 Build out unknown

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 384
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Community Uses
Supporting information	Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial or surface water flood risk and is grade 3 agricultural land. The site is in use for motocross, so although relatively flat it has been sculpted specifically to match its current use. The site is south of and established employment area Black Horse Business Park and separated from this by a roundabout. It is bounded by the A1 to the west and the B1043 to the east, it is well screened by established trees and hedgerow, with the exception of the area around the access point off the B1043, which provides a clear view into the site. Development on this site would have minimal landscape impact. Transport safety and movement for uses such as employment and leisure would	~
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require assessment due to its location in proximity to the roundabout to the north. The shape of the site makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration.

Pollution and contamination may be present on site due to its current use, the site may be impacted by noise, light and air pollution due to its proximity to the A1. No oil or gas pipelines buffer zones or overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and approximately 0.34ha of the site is within a water recycling area buffer zone leaving around 73% of the site within the area, meaning odour issues will require mitigation. Suitability of the proposed uses in this area would require confirmation.

Availability

The site was submitted for consideration by two different parties one proposing commercial leisure uses - hotels, gyms, cinemas and the other employment on a larger footprint of land. Availability status of the site has been taken from the planning agent submission which was submitted on behalf of the landowner for site Sawtry 13: Land South of Old Great North Road Industrial Estate (larger site), Sawtry.

The site is in single company ownership and control and development is supported by the landowners. There are no known legal restrictions. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for obtaining planning permission and to be developed. Build out of this smaller site is unknown.

Achievability

Access to gas, mains water, electricity supply and digital and telecommunications infrastructure is unknown. Access could be achieved from the B1043, although upgrades to access would be required potentially taking a large portion of the site out of the developable area, as could remediation for noise air and light pollution as a result of the A1 and associated parking. Proximity to the A1 and B1043 would assist with the logistics of construction and operation of the site and the impact of odour would require mitigation.

One of the site promoters notes that an odour risk assessment demonstrates that the whole of the site could be used for industrial purposes, that there are options to secure a suitable vehicle access into the site, and the site could be linked in with the existing cycle/footway extending north into the village from Straight Drove. The promoter also mentions development could support training and apprenticeship schemes

Deliverability / developability

There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of constraints which require resolution including pollution & contamination mitigation, access and parking issues which could make the site unachievable. Odour mitigation would be required. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for obtaining planning permission and to be developed. Build out of this smaller site is unknown. The site is classified as potentially developable, if constraints could be overcome.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial or surface water flood risk. • The site is wholly greenfield grade 3 agricultural land. • The site is well related to existing employment uses and the A1 making access and operation of the uses achievable • Landscape impact would be minimal. • The shape of the site makes it unclear if built development and associated parking could be accommodated on the site and elevation of buildings would require careful consideration. • Proximity to the A1 and B1043 could cause some odour, noise, or visual pollution, as could the proposed use of the site. • The site is distant from most to local services and facilities, with the exception of the playing fields and sports pavilion. • The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. In combination the outcomes of the LAA and SA indicate that the site: • The site has the potential to be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion • Would require investigation into noise, odour, air and visual pollution. • Further masterplanning would be required to justify if development and associated infrastructure is achievable. • Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north. • Ground pollution and contamination would require assessment and mitigation.

• Odour assessments and compatibility of use due to location within water recycling buffer zone would be required. • Achievability of access to mains water and electricity supply and digital and telecommunications infrastructure would require confirmation.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.26ha 75% net developable area to allow for retention of trees and hedgerow and tapered southern extent. $1.26\text{ha} \times 75\% = 0.945\text{ha}$	Net developable area 0.945ha Commercial - Commercial leisure uses at 0.25 plot ratio stand alone large units with associated smaller associated uses and extensive complimentary parking = $(0.945\text{ha} \times 0.25) \times 10,000 = 2,362.5\text{sqm}$ or Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = $(0.945\text{ha} \times 0.35) \times 10,000 = 3,307.5\text{sqm}$	Available post 2028 subject to allocation Build out 1 to 3 years

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted an Odour Report (August 2022) in support of their site.
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Sawtry 15: Land East of B1043 and East of Keeper's Cottage, Sawtry

Site reference	Sawtry 15
Site name	Land East of B1043 and East of Keeper's Cottage, Sawtry

Site address	Parish(es)	Site area (ha)
Land east of B1043 and Keeper's Cottage and north of the B1090, Sawtry	Sawtry	25.64ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	floorspace to be confirmed	Available 2023 Build out unknown

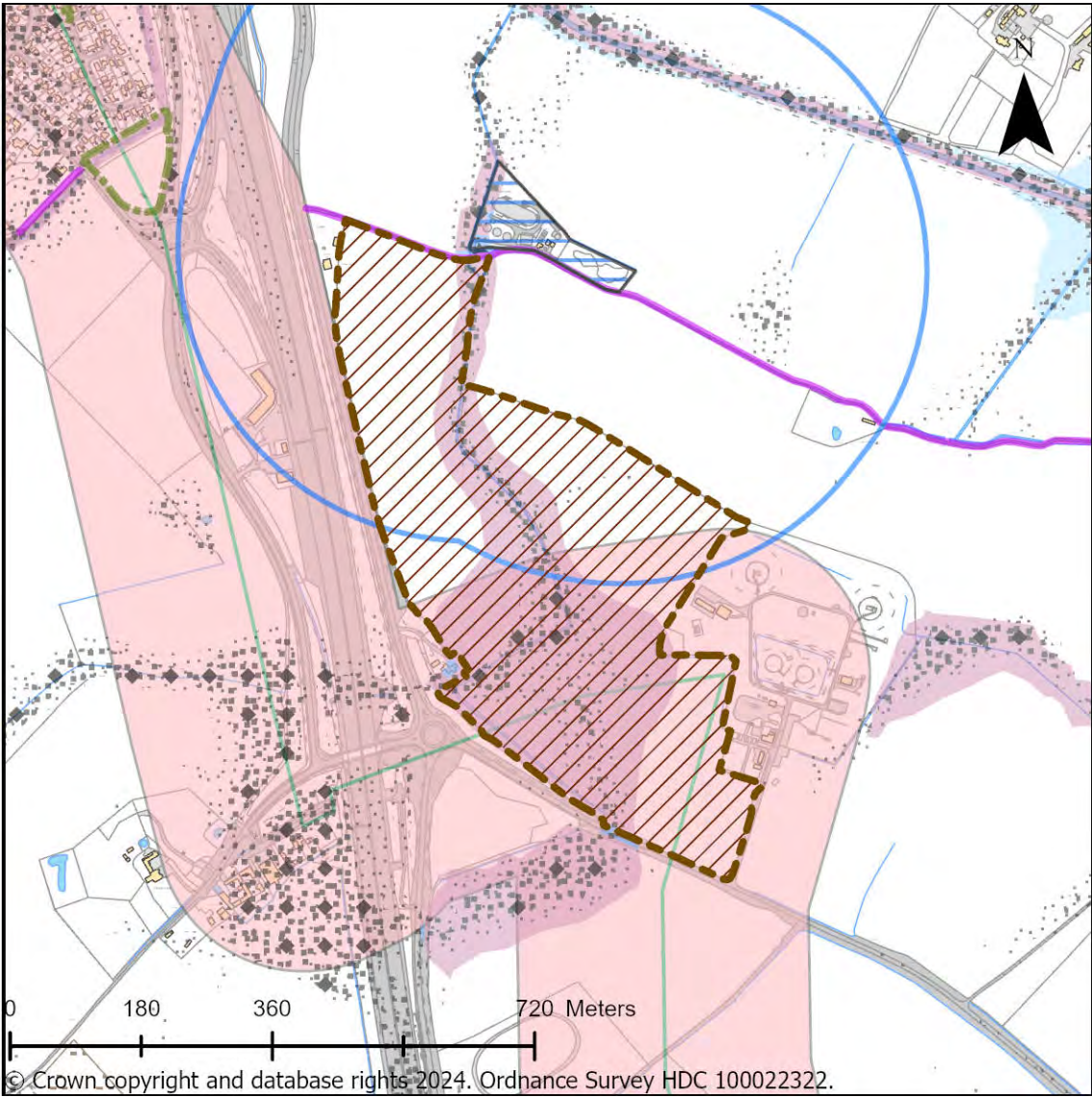
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 335
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	41% of the site is within flood zone 3b (10.55ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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Flood zone 3a runs through centre of site leaving separated portions of the north eastern, north western and south western outside, this amounts to approximately 59% of the site. Surface water flood risk is present stretching from south west corner towards centre and north travelling along north eastern boundary. Just under half of the eastern portion of the site is grade 3 agricultural land whilst the rest is grade 2. The site is relatively flat. The western boundary with the B1043 is heavily screened by trees and hedgerow, the southern boundary with the B1090 less so and views can clearly be seen across the site from here. A public right of way also follows the northern boundary enabling long distance views into the site and possibly from droves further to the north/ north east. The site forms part of the wider landscape and is isolated from any other major built development. Toll Bar House sits outside the north western corner of the site and Keepers Cottage the south western. On the south east boundary sits a development former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment. Landscaping would be required to the east to screen development. There is no identified access to the site. There is no known pollution or contamination and no known gas pipelines or buffer zone crosses the site. Overhead powerlines cross the site and an oil pipe and buffer zone lies within southern half of the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and just over half of the northern portion of the site is within a water recycling area buffer zone meaning odour may impact the area.	
Availability The site is in individual ownership and control, development is supported by the landowner. There are no known legal restrictions. The site is available from 2023, allocation status would be acquired before land is sold to a third party for obtaining planning permission and developing. Build out of the site is unknown.	~
Achievability Access to gas, mains water and electricity supply are noted as being unknown, as are digital and telecommunications infrastructure. Access could be achieved off the B1043 or B1090, but has yet to be determined. Proximity to the A1, B1090 and B1043 would assist with the logistics of construction and operation of the site. The impact of odour on the site would require assessment and mitigation as would the impact of the site on the wider landscape. The presence of an oil pipeline and buffer zone may impact the what could be achieved on site. Further work would required to ascertain if the site could mitigate against flooding as comprehensive development of the site is currently uncertain.	~

The site promoter proposes detailed modelling of the potential flood risk, together with site specific mitigation measures, to address flood risk issues.	
Deliverability / developability There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of constraints which require resolution including access, odour and landscape mitigation and presence of an oil pipeline. All of which could limit the deliverability of the site. The site is available from 2023 and allocation status would be required. Build out of the site is unknown, making deliverability difficult to asses. The site is classified as potentially developable, if constraints could be overcome.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • A substantial proportion of the site is within flood zone 3 (11ha) and surface water flood risk is present. • The site is wholly greenfield land with just under half of the eastern portion of the site is grade 3 agricultural land and the rest is grade 2. • The site is more related to the countryside and would be isolated from existing employment related development meaning integration with existing business development would be difficult to achieve. • Development would have a significant landscape impact • Development could impact isolated residential properties • Proximity to the A1 and B1043 and B1090 could cause some odour, noise, or visual pollution, as could the proposed use of the site. • Proximity to road networks could assist in the operation of the site • The site is distant from local services and facilities. • Capacity of site would need to be established to identify if the site would constitute an efficient use of land. In combination the outcomes of the LAA and SA indicate that the site: • There are substantial challenges to overcome, further masterplanning would be required to justify if development could be integrated with existing employment related development. The
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site is currently more related to the countryside. Proximity to road networks could assist in the operation of the site.
• Substantial flood mitigation would be required and evidence of developable area after flood mitigation, flood zone 3 currently runs through the centre of the site leaving isolated parcels of flood zone 1. • The site could provide high density employment further south of Old Great North Industrial Estate and could provide opportunities for business expansion • Strategic landscape mitigation to the east would be required including assessment and mitigation regarding impact on isolated residential properties and integration of public right of way. • Would require investigation into noise, odour, air and visual pollution. • Transport impact as a result of proposed use would be required and proposed access to the site • Mitigation would be required to address oil pipeline buffer zone which may affect the layout of development and the presence of overhead powerlines. • Odour assessments and compatibility of use due to location within water recycling buffer zone would be required. • Achievability of access to mains water and electricity supply and digital and telecommunications infrastructure would require confirmation. • On the south east boundary sits a former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment, a contamination risk assessment would be required.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 25.64ha Site reduction to 15ha to represent development in flood zone 1 only. 60% net developable area to provide strategic landscape mitigation. 15ha x 60% = 9ha	Net developable area 9ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (9ha x 0.35) x 10,000= 31,500sqm	Available post 2028 subject to allocation Build out 2 to 5 years

Updates after the Initial Assessment

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Sawtry 16: Land at Brickyard Farm, Sawtry

Site reference	Sawtry 16
Site name	Land at Brickyard Farm, Sawtry

Site address	Parish(es)	Site area (ha)
Land east of the B1043, at Brickyard Farm and south of the B1090, Sawtry	Sawtry	51.20ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Logistics, distribution	170,000 sqm	Available 2023 Build out 5 years

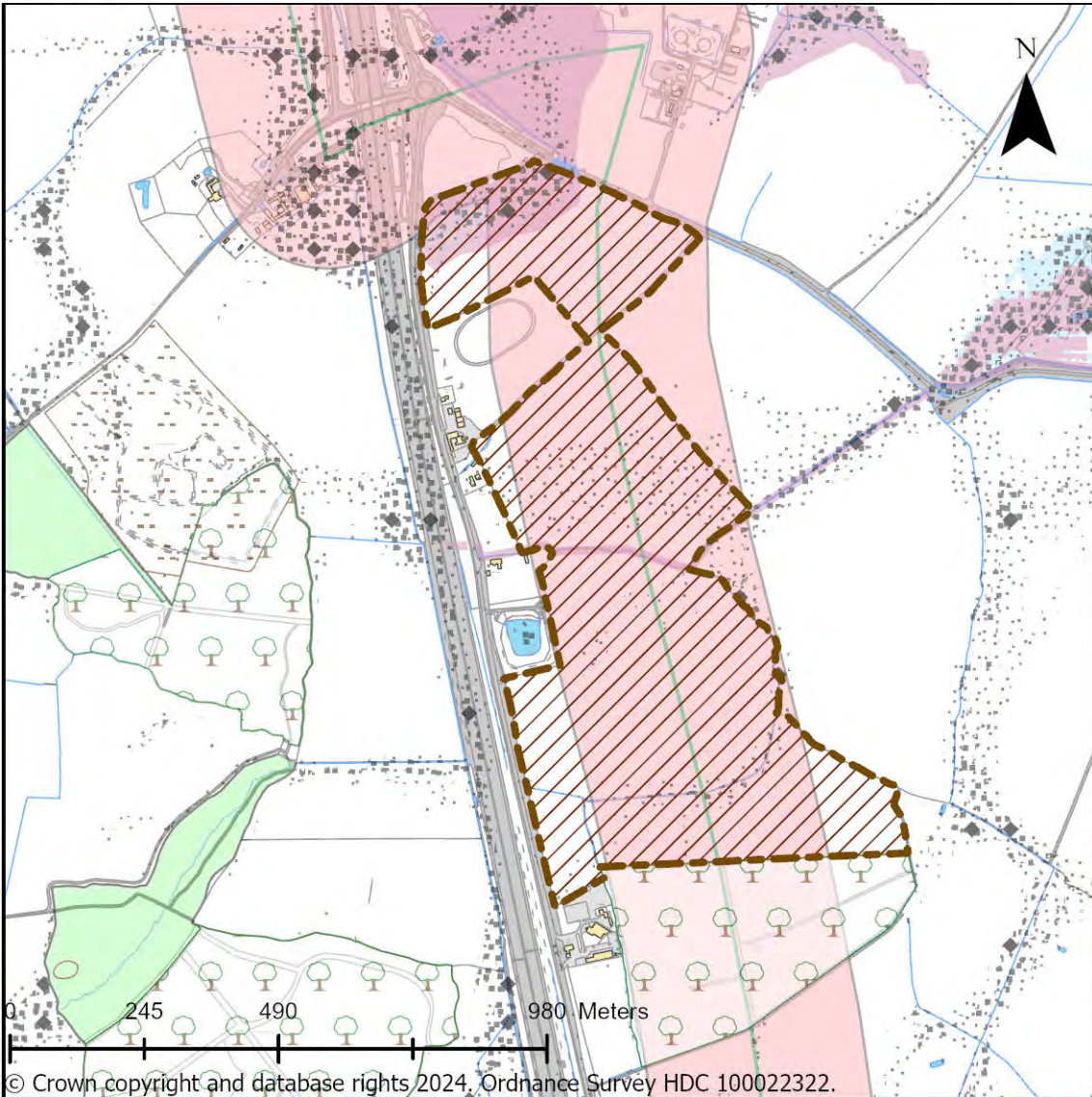
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 76
Relevant planning history	None
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	7.38% of the site is within flood zone 3b (3.78ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The majority of the site is within flood zone 1, flood zone 3b is present within the northern quarter of the site, surface water flood risk is also present. The northern quarter of the site is grade two agricultural land with the remainder grade 3. The site is relatively flat with slight elevations to the west. The western boundary with the B1043 is heavily screened by trees and hedgerow, the northern boundary with the B1090 less so and views can clearly be seen across the site from here. The site forms part of the wider landscape and is isolated from any other major built development. The Southern boundary abuts ancient woodland and SSSI 'The Odd Quarter' and a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. Impact on the SSSI would require landscape mitigation. Residential properties and agricultural buildings associated with Brickyard Farm sit outside the north western boundary and Green Acres residential property also sits just outside the western boundary. Landscaping may be required to the east to screen development. There is no identified access to the site. There is no known pollution or contamination and no known gas pipelines or buffer zone crosses the site. Overhead powerlines cross the site and an oil pipe and buffer zone covers the majority of the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area not within a water recycling area.	
Availability The site is in single family ownership and control, development is supported by all landowners. There are no known legal restrictions. The site is available from 2023, allocation status would be acquired before the land would be sold to a third party for obtaining planning permission and developing. Build out is estimated to take 5 years.	+
Achievability Access to gas is unknown. Access to mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved off the B1043 or B1090, but has yet to be determined. Proximity to the A1, B1090 and B1043 would assist with the logistics of construction and operation of the site. The impact of the site on the wider landscape and SSSI/ancient woodland would require assessment and mitigation. The presence of an oil pipeline and buffer zone and brickclay safeguarding area may impact what could be achieved on site, mitigation would be required to relocate the powerlines underground, or mitigate their presence, all of which could impact viability of the site. The site would need to consider whether the site	~

could integrate with residential properties or minimise impact of development through appropriate landscaping. Further work would be required to ascertain if the site could mitigate against flooding.	
Deliverability / developability There are no known legal restrictions. The sites location within a mineral safeguarding and an oil pipeline and buffer zone may limit the deliverability of residential uses on site. There are a number of constraints which require resolution including access, relocation or integration of overhalls powerlines and impact on SSSI all of which could limit the deliverability of the site. The site is available from 2023 and allocation status would be required. Build out of the site is estimated to take 5 years. The site is classified as potentially developable, if constraints could be overcome.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The majority of the is within flood zone 1, however flood zone 3 present on approximately 7% located predominantly within the north and also through the centre in association with a drain and surface water flood risk. • The site is wholly greenfield land with the northern quarter grade two agricultural land with the remainder grade 3. • The site is more related to the countryside and significantly isolated from existing employment related development meaning there is no prospect of integration with existing business development. • Development could have a significant landscape impact. • Proximity to SSSI 'The Odd Quarter' means that landscape setting, ecological and biodiversity impact could be significant and not sensitive to the character of the local environment. • Development could impact isolated residential properties • Proximity to the A1 and B1043 and B1090 could cause some odour, noise, or visual pollution, as could the proposed use of the site. • Proximity to road networks could assist in the operation of the site, but require assessment of impact of increased presence of HGVs. • The site is distant from local services and facilities. In combination the outcomes of the LAA and SA indicate that the site:
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- The site proposes employment uses which could provide additional high density employment south of Old Great North Industrial Estate and could provide opportunities for business expansion.
- Benefits from links to the A1 which could compliment the proposed use of the site, however distance to A1 linkages would require a transport impact assessment to ascertain if substantial HGV movements could be accommodated on the B1043.
- Would need to identify access to the site.
- Would require flood mitigation, development could be focussed away from flood zone 3 with the northern aspect of the site reserved for flood mitigation.
- The site is more related to the countryside and significantly isolated from large scale existing employment, however a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. This would extensively extend the employment uses within this area.
- Could have significant impact on ancient woodland and SSSI 'The Odd Quarter' and thus landscape setting, ecological and biodiversity and is not sensitive to the character of the local environment. Mitigation measures such as landscaping and separation of development may be required.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 51.20ha 10ha of land to the north removed for flood mitigation 8ha of land removed from south to provide separation from SSSI Remaining land = 51.20ha - 10ha - 8ha = 33.20ha 80% developable area to allow for landscaping, flood mitigation and access. 33.20ha x 80% = 26.56ha	Net developable area of 26.56ha Commercial - Logistics, distribution at 0.40 plot ratio = (26.56ha x 0.40) x 10,000 = 106,240sqm	Available post 2028 subject to allocation Build out Build out 5 to 7 years

Updates after the Initial Assessment

Sawtry 17: Land off Old North Road, Sawtry

Site reference	Sawtry 17
Site name	Land off Old North Road, Sawtry

Site address	Parish(es)	Site area (ha)
Land off Old North Road, Sawtry	Sawtry	4.12ha

Promoter's Intentions

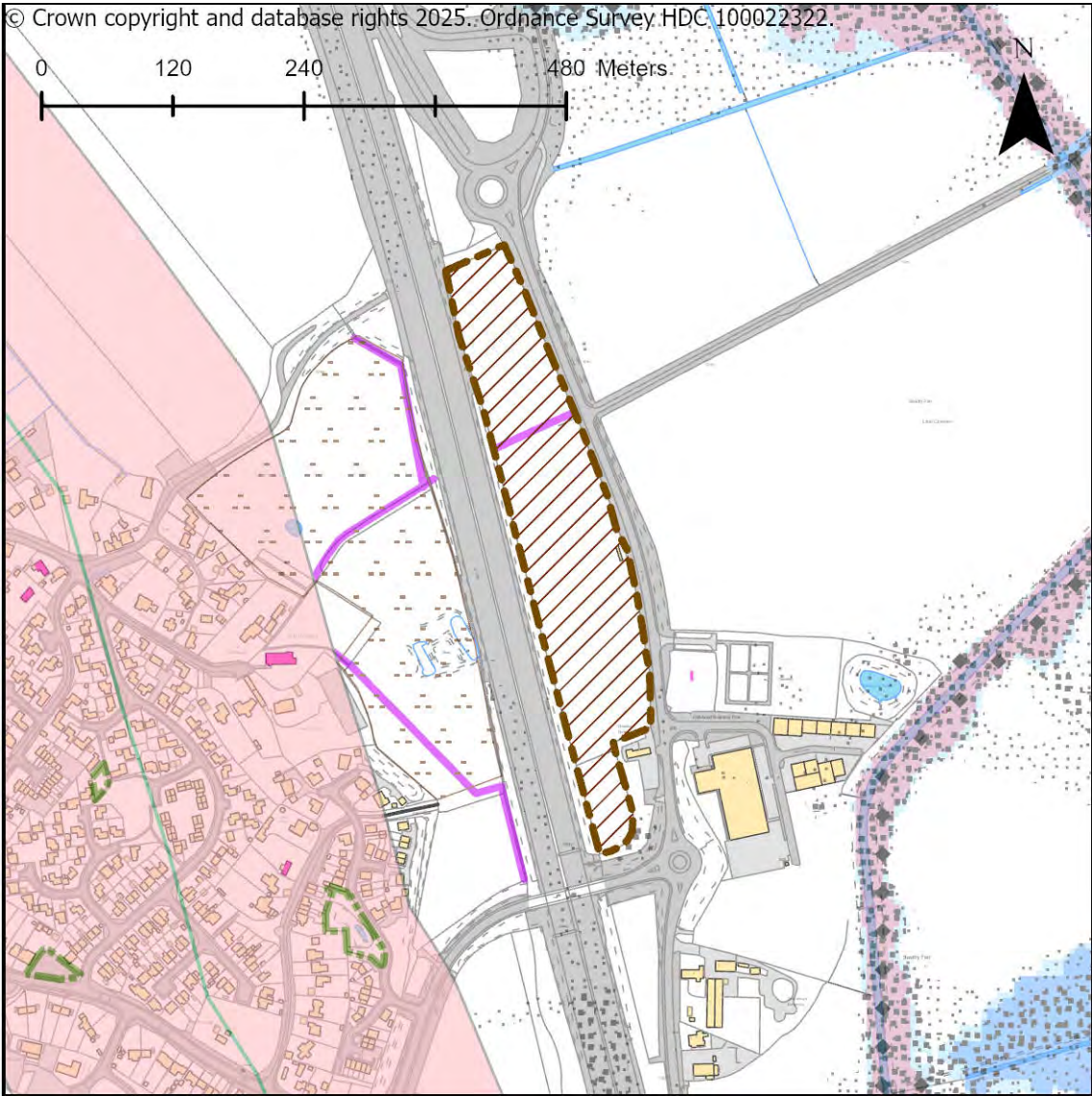
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Commercial leisure • Logistics, distribution • Retail Open Space: • Natural, green or open space Infrastructure: • EV charging	Unknown	Available: 2024 to 2028 Build out: 2 to 5 years

Core information

How was the site identified?	Ongoing call for sites submission, site reference: CfS23-24188
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land (pastoral)
Supporting information	Location Plan

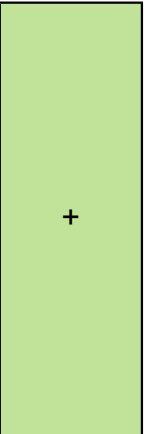
Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, minimal surface water flood risk is present in the southern tip of the site, it is grade 3 agricultural land. The land peaks in the centre, and is pastoral agricultural land. The site is bounded by the A1(M) to the west and the Old North Road (B1043) to the east and trees and hedgerow surround it. A roundabout connecting the B1043 to the A1(M) heading north sits on the northern edge of the site and a small business unit is located on the southern boundary. There is existing access to the site to facilitate its agricultural use which is available from Old North Road. To the east lies Sawtry Cemetery and Oakwood Business Park with further	
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larger scale commercial units to the south. A public right of way transects the site, however the site is isolated from the wider countryside due to being bounded by roads. Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north. The elevation of buildings would require careful consideration, however landscape impact may be minimal if trees and hedgerows retained. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and not within a water recycling area.	
Availability The site is single individual/company ownership and control, development is supported by the landowner(s). There are no known legal constraints. The site is available from 2024 to 2028 and would be delivered in combination with landowner and developers, build out is estimated to take 2 to 5 years.	+
Achievability Access to gas, mains water, electricity supply and digital and telecommunications infrastructure are noted as unknown. The site can be accessed from the B1043. There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site, nor overhead powerlines. The site is in proximity to the A1 which would assist with the logistics of construction. Proximity to the A1(M) may require noise, air and vibrational mitigation and access would require careful assessment. The site promoter notes that the site could be available for commercial and leisure purposes including electric vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage.	~
Deliverability / developability There are no known legal restrictions. Access and impacts from proximity to the A1(M) would require assessment and potential mitigation. The site is available from 2024-2028 and allocation status would be required. The site is classified as potentially developable, if constraints could be overcome.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood and has minimal surface water flood. • The site is wholly greenfield grade 3 agricultural land. • The site is well related to the existing employment cluster • Has the potential to support high or low density employment within the district. • 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. • Landscape impact would be minimal. • Proposed uses could impact on the tranquillity and setting of the cemetery and heritage assets. • The site is distant from local services and facilities. • 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 compliment current uses. In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide development of a scale that could be integrated into the existing business cluster, access to the A1 could assist with the operation of the proposed use(s) • Access and impacts from proximity to the A1(M) would require assessment and potential mitigation. • Would require flood mitigation • Would need to mitigate impact on the cemetery and heritage assets. • Elevation of buildings would require consideration. • Would require investigation into noise, odour, air and visual pollution. • Delivery of the site would have to be demonstrated including achievability of access to mains water, electricity supply and digital and telecommunications infrastructure.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site promoter notes that the site could be available for commercial and leisure purposes including electric	3.296ha net developable area.	Available 2024 - 2028 Build out 2 to 5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage. Gross site area of 4.12ha 80% net developable area to allow for retention of trees and hedgerow. 4.12ha x 0.80 = 3.296ha	Deduction of 1.5ha for leisure and recreation in the northern half of the site incorporating public right of way. Remaining developable area = 1.796ha Commercial - Employment and commercial leisure at plot ratio of 0.35 applied to remaining land to accommodate commercial and leisure purposes including electric vehicle charging, roadside retail/café uses and reflect need for parking = (0.35 x 1.796ha) x 10,000 = 6,286 sqm	

- Spaldwick 1: Land at Thrapston Road, Spaldwick
- Spaldwick 2: Rear of Manor Farmyard, Spaldwick
- Spaldwick 3: Church Field, Spaldwick
- Spaldwick 4: Land to East of Stow Road, Spaldwick
- Spaldwick 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

Updates after the Initial Assessment

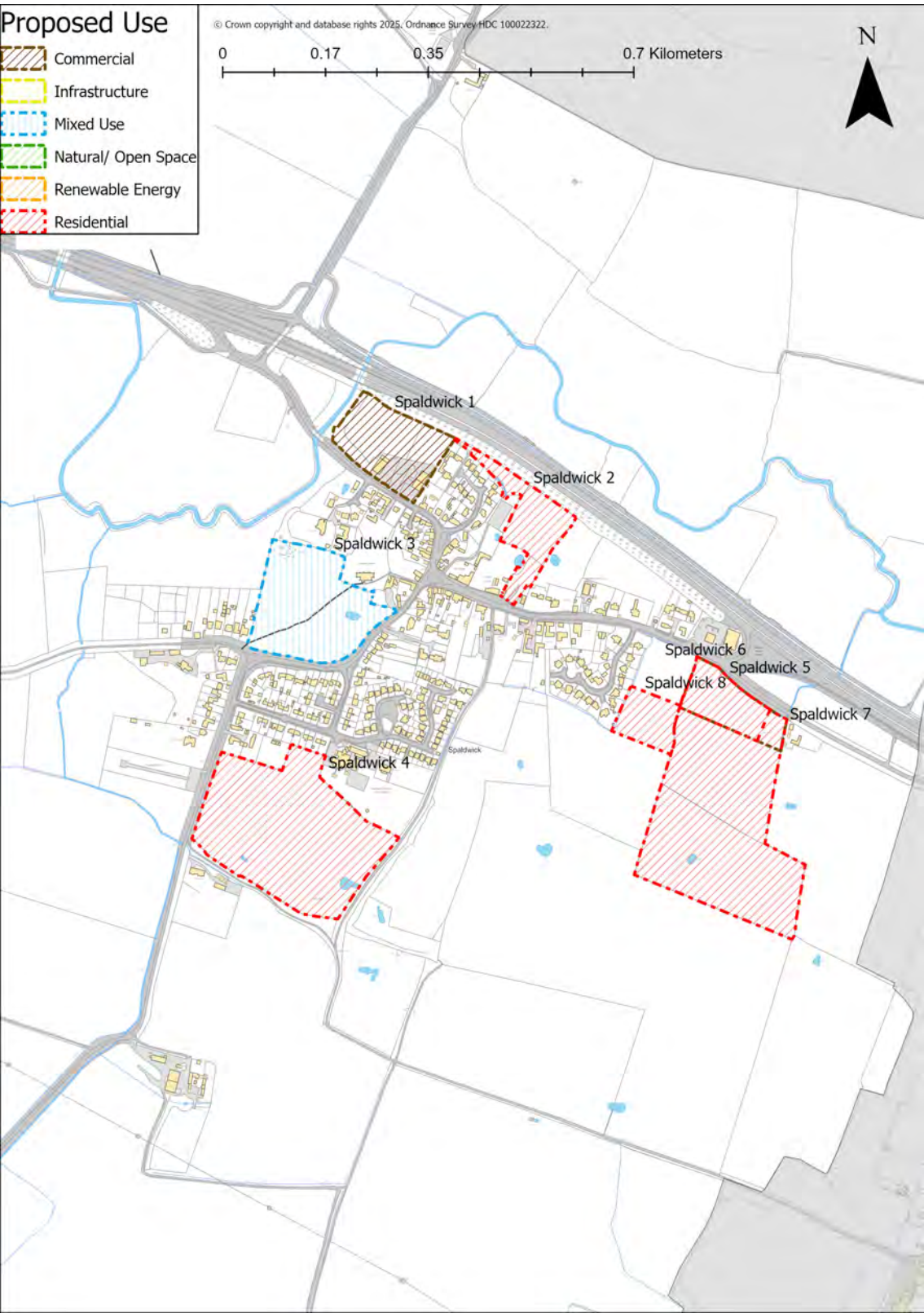
In response to the Spring 2025 consultation on additional sites, the site promoter submitted a site development layout plan (drawing no.: XXXXX-ST-600-2, rev. C, June 2025) setting out two commercial development parcels and a third parcel for leisure and recreation uses. They are seeking less leisure and recreation and more commercial development on the same net developable area: • Potential commercial development (North): 0.7ha • Potential commercial development (South): 1.73 ha • Leisure & recreation uses: 0.7ha • Potential access: 0.2ha

Spaldwick

13.16 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment



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



Spaldwick 1: Land at Thrapston Road, Spaldwick

Site reference	Spaldwick 1
Site name	Land at Thrapston Road, Spaldwick

Site address	Parish(es)	Site area (ha)
Land at Thrapston Road, Spaldwick	Spaldwick	2.04ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: - Employment Infrastructure: - Transport and parking/lorry parking Open Spaces: - Biodiversity net gain - Land to safeguard against flooding	2,500 to 3,000sqm Transport and parking/lorry parking, biodiversity net gain and land to safeguard against flooding in conjunction with proposed development and relevant adopted parking standards	Available 2024-2028 Build out 2 to 5 years

Core information

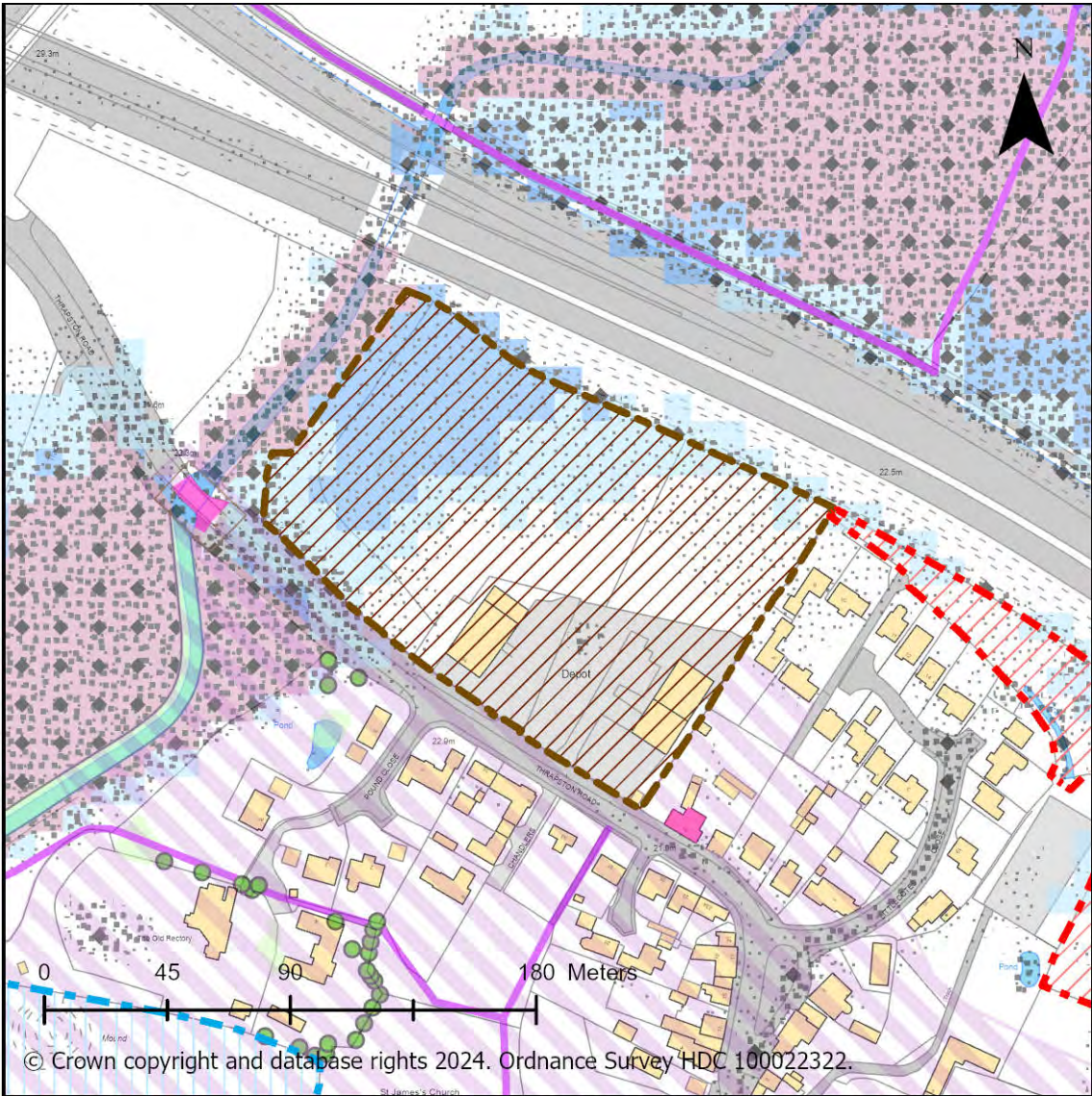
How was the site identified?	Call for sites 2023 submission: site reference - CfS 86
Relevant planning history	Application number: 0701739FUL Proposed development: Erection of building (B1) following demolition of existing Outcome: Approved Application number: 0603313FUL Proposed development: Erection of building following demolition of existing Outcome: Refused

	Application number: 0503290FUL Proposed development: Alterations and extension to embankment to form a flood defence Outcome: Approved Application number: 0505023CCM Proposed development: Extraction of clays for the off-site construction of a flood defence embankment. [Note - the application boundary for extraction is west of the site]
Land type	Part previously developed part greenfield
Current use of the site	Commercial and greenfield
Supporting information	Proposed development layout Site location plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	0.5851% of the site (0.12ha) is within flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability 56% of the site is within flood zone 1, flood zone 2 is present on approximately 22% of the site with 3a slightly less. Surface water is also present. The site is grade 3 agricultural land.	~
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The site is flat, the southern boundary runs along Thrapston Road and the northern edge bounds the A14 and, both of which are lined with trees and hedgerow. Views into the site can be seen from the A14, however due to the contained nature of the site landscape impact would be minimal if trees and hedgerow were retained. Ellington Brook runs is just outside the western boundary. Gated access to the site is available from Thrapston Road for both the existing business and the greenfield land to the west.

The site is part previously developed land (approximately 0.51ha) with an existing business and hardstanding on site, the remaining land to the west is greenfield land. Residential properties lie to the south and east which also fall within the conservation area. Grade II listed building sits west of the site, the boundary of which meets the current business use on the site. The south eastern corner sits just outside the grade II listed Spaldwick Bridge which is also a Scheduled Monument. Increases in transport and movement in association with the proposed use would have to assess the impact on this heritage asset. Ellington Brook runs is just outside the western boundary, which once past Thrapston road to the south is designated as 'Ellington Brook Pollard Willows' County Wildlife Site which supports mature pollard willows and other semi-natural habitat. Any associated run-off from uses on the proposed site has the potential to detrimentally impact this site.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site, nor overhead powerlines. There are no known tree preservation orders affecting it. The site is part previously developed land which offers the opportunity for some regeneration. The site is within a sand and gravel mineral safeguarding area, but not a water recycling area.

Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028 and build out expected to take 2 to 5 years. It is currently unknown how the site will be delivered.	~
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Achievability Mains water and electricity supply and digital telecommunications infrastructure are notes as being accessible from within the site. Gas supply is not accessible. Access can be achieved via Thrapston Road from two locations. The site is in proximity to the A14 which would assist with the logistics of construction and the operation of the site as a business. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Impact on heritage assets such as the Grade II listed bridge would require assessment especially in relation to the type and frequency of traffic. Any site proposal would also have to assess the impact of the proposed uses on 'Ellington Brook Pollard Willows' County Wildlife Site.	~
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The site promoter notes that the land benefits from flood defences which were granted planning permission in 2005 and has been effective since, the flood defences sit within the site area. A tree landscape belt is proposed in the north east of the site between residential units on Littlecotes Close and access to the site moved further west.	
Deliverability / developability There are no known legal or ownership constraints. Development would need to consider the impacts on nearby heritage and nature conservation assets. Delivery of the site is currently unknown. If these constraints could be overcome the site could be categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Flood zone 2 and surface water flood risk is present. • The site is grade 3 agricultural land, is part greenfield and part garden land with an existing business use on site. • Landscape impact would be minimal if trees and hedgerow are retained. • The site is close to some local services and facilities, additional employment opportunities are not immediately accessible. • The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning the site may be impacted by the proposed use of the site. • Its relationship with the conservation area, listed building, bridge and townscape character would require consideration in terms of design, layout. • The proposed use has the potential to impact upon the grade II listed bridge through increased transport movements in association with the proposed employment use. • The presence of the A14 has the potential to cause light, noise odour or visual pollution. • The proposed development allow for local business expansion or small scale local business opportunities. In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide development of a scale that could be integrated into the existing place and allow for local business expansion or small scale local business opportunities
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• Would require retention of trees and hedgerows would minimise landscape impact. • Requires flood mitigation. • Would require sensitive design and layout to ensure the townscape, listed buildings and conservation area are not detrimentally impacted. • May require a traffic impact assessment and heritage impact assessment. • May need assessment and mitigation of pollution from the A14. • Would require ecological impact assessment on Ellington Brook Pollard Willows a County Wildlife site

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.04ha 60% net developable area to mitigate against conservation area and flooding. 2.04ha x 60% = 1.224ha	Net developable area of 1.224 ha. Commercial - Employment on 1.6224ha at 0.35 plot ratio Capacity = (1.224ha x 0.35)*10,000 = 4,284 sqm	Available from 2024 Build out 2 to 5 years

Updates after the Initial Assessment

In the Autumn 2024 consultation, the site promoters commented wishing to clarify the proposed site area for development. They confirm it should be 2.04ha rather than 2.83ha and the capacity calculations should be adjusted as a result. This has resulted in a slight reduction in the commercial floorspace that could be delivered on site as set out above (down to 4,284sqm from 5,943sqm).
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Spaldwick 2: Rear of Manor Farmyard, Spaldwick

Site reference	Spaldwick 2
Site name	Rear of Manor Farmyard, Spaldwick

Site address	Parish(es)	Site area (ha)
Rear of Manor Farmyard, High Street, Spaldwick, PE28 0TD	Spaldwick	1.50ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 to 20 homes	Available 2024 - 2028 Build out circa 2 years

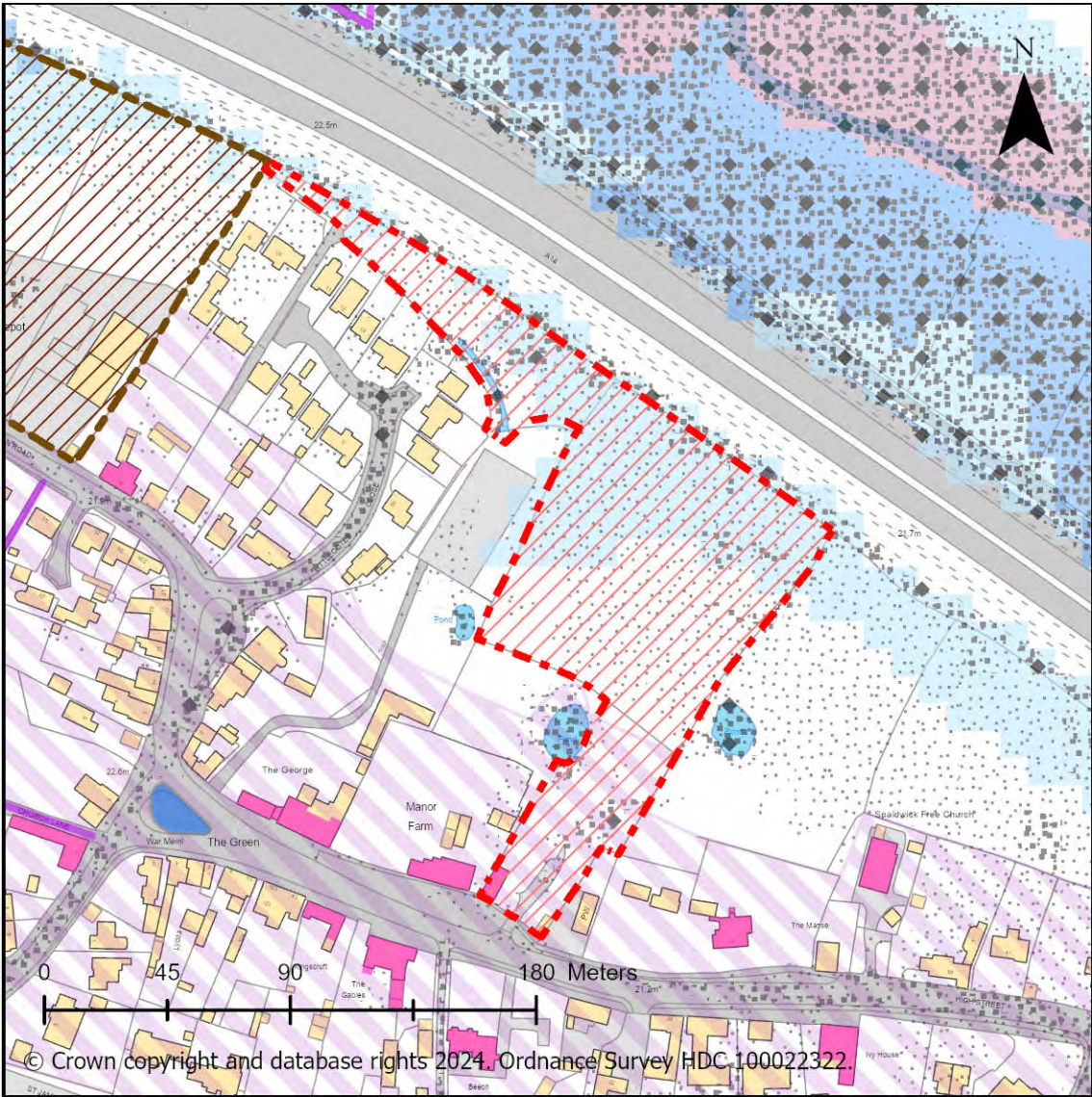
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS 351
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	Call for sites covering letter Location plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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60% of the site is within flood zone 1 (0.90ha), with the remainder within flood zone 2, risk of flooding from surface water is also present. The site is grade 3 agricultural land. The site is flat in keeping with the surrounding area. The entrance is from Thrapston Road. The site lined to the west and east with listed buildings. Most of the proposed site sits further north from Thrapston road. The A14 bounds the northern edge, which is lined with trees, showing some glimpses into the site. Littlecotes Close sits to the west and a public house, residential properties and associated back gardens line most of the southern boundary. Within the site sits a Grade II listed barn (south western corner), a small derelict agricultural shed is in the south eastern corner. Development of the site could impact the setting of the Grade II listed barn, but also may offer opportunity to enhance the setting if masterplanned correctly. The southern portion of the site sits within the village conservation area. The site promoter notes that until recently the site has been used for low intensity storage of agricultural implements. The site is predominantly greenfield land. Development of the site is unlikely to have a detrimental impact upon the landscape due to the enclosed nature of the site, however consideration of the impact of nearby residential properties and listed buildings outside and within the site and the conservation area would require assessment. Proximity to the A14 could present noise air and light pollution on potential future residents which would require mitigation. There is a potential that land contamination may be present due to the storage of agricultural equipment which would require further investigation. No known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is predominantly greenfield land offering little opportunity to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area, but not within a water recycling area.	
Availability The site is single individual control and ownership, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028, allocation status and planning permission would be acquired before the land is sold to a third party for development. Build out is expected to take circa 2 years.	+
Achievability There is no access to gas supply. Mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved from Thrapston Road. The site in proximity to the A14 which would assist with the logistics of construction.	~

Noise and air pollution from the A14 and land contamination would require investigation and mitigation. No known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Impact on heritage assets within and outside the site and the conservation area would require assessment. The site promoter notes that there will be an opportunity to restore and potentially repurpose the building barn on the site and that given the heritage sensitives of the site, very careful consideration will need to be made to the design of the site.	
Deliverability / developability There are no known legal or ownership constraints. Development would require mitigation from land, noise, air and light pollution and consideration of the impact of heritage assets carefully masterplanned. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Flood zone 2 and surface water flood risk is present. • The site is grade 3 agricultural land, is part greenfield and part garden land. • Landscape impact would be minimal if trees and hedgerow are retained. • The site is close to some local services and facilities, additional employment opportunities are not immediately accessible. • Its relationship with the conservation area, listed buildings and townscape character would require consideration in terms of design, layout. • The site could impact the Grade II listed barn but also presents the opportunity to improve the site frontage and setting of the listed building, which currently contains derelict agricultural units. • The presence of the A14 has the potential to cause light, noise odour or visual pollution. • The site promoter proposes 15 to 20 homes, which is reflective of development immediately west of the site. In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide development of a scale that could be integrated into the existing place. • Would require retention of trees and hedgerows would minimise landscape impact. • Requires flood mitigation.
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- Would require sensitive design and layout to ensure the townscape, listed buildings and conservation area are not detrimentally impacted.
- May require a heritage impact assessment.
- May need assessment and mitigation of pollution from the A14.
- Has the potential to include land contamination which would require further investigation.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.50ha 60% net developable area to mitigate against conservation area and flooding. 1.50ha x 60% = 0.90ha	Net developable area of 0.90ha Residential – market and/or affordable homes. Very low density of 20 dph to reflect density to the west at Littlecote Close Capacity = 0.90ha x 20dph = 18 homes	Available 2024 to 2028 Build out 1 to 3 years

Updates after the Initial Assessment

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Spaldwick 3: Church Field, Spaldwick

Site reference	Spaldwick 3
Site name	Church Field, Spaldwick

Site address	Parish(es)	Site area (ha)
Church Field, Stow Road, Spaldwick, PE28 0TE	Spaldwick	3.40ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open spaces: Natural, green or open spaces for a variety of uses. Other: Car parking area for the church which is due to provide a function as a community hall.	10 to 15 homes circa 1.50 hectares of public open space space for car parking to be determined.	Available 2024 to 2028 Build out circa 2 years.

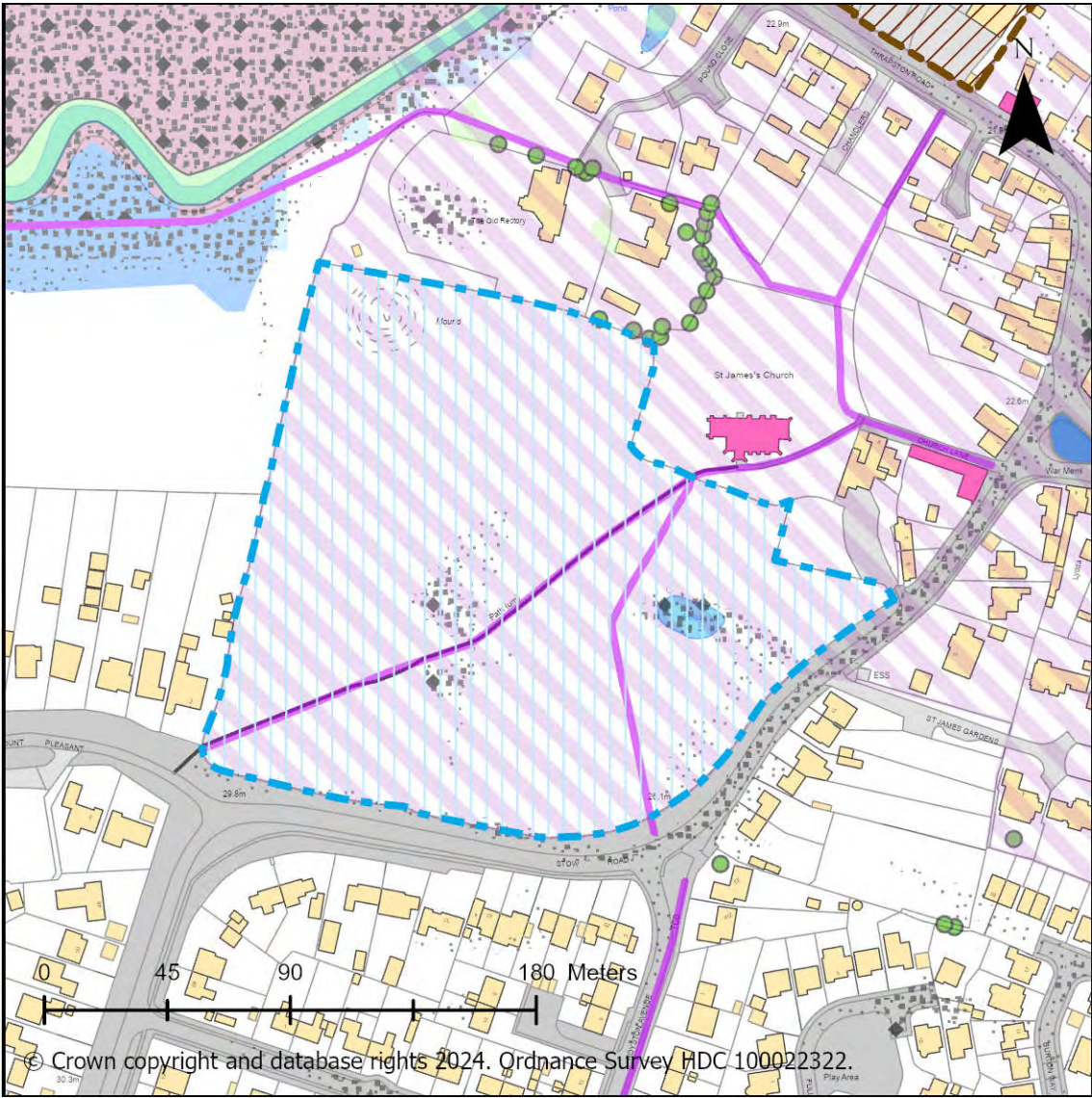
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS 353
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Site location plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present on site some of which is associated with a pond located on site. The site is grade 3 agricultural land.	~
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The site is relatively flat agricultural grazing land. Along Stow Road the site is lined with low hedgerow and some tree planting and the site can be clearly seen from the road and from the residential properties across the road. Similar planting continues on the western and northern boundaries. The north eastern corner of the site bounds the Church of St James and cemetery (a Grade I listed building) and some residential properties. Public rights of way traverse the site meaning that the site can be clearly seen from within. A cluster of established trees and a pond are a key feature within the site. The site sits within a prominent location within the village providing a green break. The site provides a clear setting establishing a clear view and context of Church of St James. The site is highly exposed forming an integral part of the village identity. The proposal is for 10 to 15 homes, public open space and car parking. As no layout proposals have been provided it is unclear to what extent the proposal would impact upon, heritage, landscape and village setting. Further evidence would be required to justify the provision of car parking in association with increased church usage as the site promoter notes that it is their understanding that the church going to be partially repurposed to provide the functions of a community hall, in the absence of a village hall. It is unclear whether the church would require land for future cemetery expansion, land may be required to be set aside for future use.

Tree Preservation Orders are present on the northern boundary and further north a cluster of tree preservation orders and areas are present.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Ellington Brook sits to the north west, designated as 'Ellington Brook Pollard Willows' County Wildlife Site which supports mature pollard willows and other semi-natural habitat. Any associated run-off from uses on the proposed site has the potential to detrimentally impact this site. The site sits within the village conservation area. The site is greenfield land and offers no opportunities to contribute to regeneration. The majority of the site is within a sand and gravel mineral safeguarding area, but not within a water recycling area.

Availability

The site is single individual control and ownership, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028, allocation status and planning permission would be acquired before the land is sold to a third party for development. Build out is expected to take circa 2 years.

Achievability

There is no access to gas supply. Mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Site access has not been established, access from Stow road would require consultation with the highways authority to establish safe access and exit. The site is near to the A14 which could assist with the logistics of construction.

No known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Impact on heritage assets, the conservation area, setting of the church and would require assessment and design and layout would require careful consideration to determine if the site proposal is achievable. The site promoter proposes housing, public open space (with potential playing field, children's play and /or other amenity uses) for the village and a car parking area for the Church, which is due to provide a function as a community hall. Housing would assist in delivery of the open space provision.	
Deliverability / developability There are no known legal or ownership constraints. Development would require consideration of the impact of heritage and nature conservation assets and setting of the church, wider landscape and village. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk, but surface water flood risk is present. • The site is wholly greenfield grade 3 agricultural land. • The site is close to some local services and facilities, additional employment opportunities are not immediately accessible. • The site provides a distinct setting, establishing a clear view of Church of St James (a grade I listed building). The site is highly exposed forming an integral part of the village identity. Development of the site may affect the setting of the church and longevity of use in terms of potential cemetery expansion requirements. • Its relationship with the conservation area, listed buildings and townscape character would require consideration in terms of design, layout. • The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning the site may be impacted by the proposed use of the site. • The site relates well to the existing settlement with residential properties to the north south and west of the site.
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In combination the outcomes of the LAA and SA indicate that the site:

- The site has the potential to be integrated into the existing community however this may not outweigh the impact on the church and the character of the area.
- Requires flood mitigation and potential retention of pond.
- Elevation and layout of the buildings would be an important consideration in terms of views of the Church.
- Would need to consider integration of existing public rights of way and active travel routes
- Would require sensitive design, elevations and layout to ensure the townscape, listed building and conservation area are not detrimentally impacted.
- Would need to demonstrate need for car parking and access to avoid impact on heritage assets and Church Lane.
- May require assessment to ensure continued operation of the church in terms of future cemetery requirements.
- Would require ecological impact assessment on Ellington Brook Pollard Willows a County Wildlife site
- Trees and hedgerows would require retention so as not to detrimentally impact the character of the area.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.40ha 30% net developable area to mitigate against church setting, conservation area and flooding and provision of open space. 3.40ha x 30% = 1.02ha	Net developable area of 1.02ha Residential – market and/or affordable homes. Very low density of 20 dph minimise impact of church setting and reflect nearby residential density Capacity = 1.02ha x 25dph = 26 homes	Available 2024 to 2028 Build out 1 to 3 years

Updates after the Initial Assessment

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Spaldwick 4: Land to East of Stow Road, Spaldwick

Site reference	Spaldwick 4
Site name	Land to East of Stow Road, Spaldwick

Site address	Parish(es)	Site area (ha)
Land to East of Stow Road, Spaldwick	Spaldwick	6.10ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	80 to 100 homes	Available 2024-2028 Build 1 to 2 years.

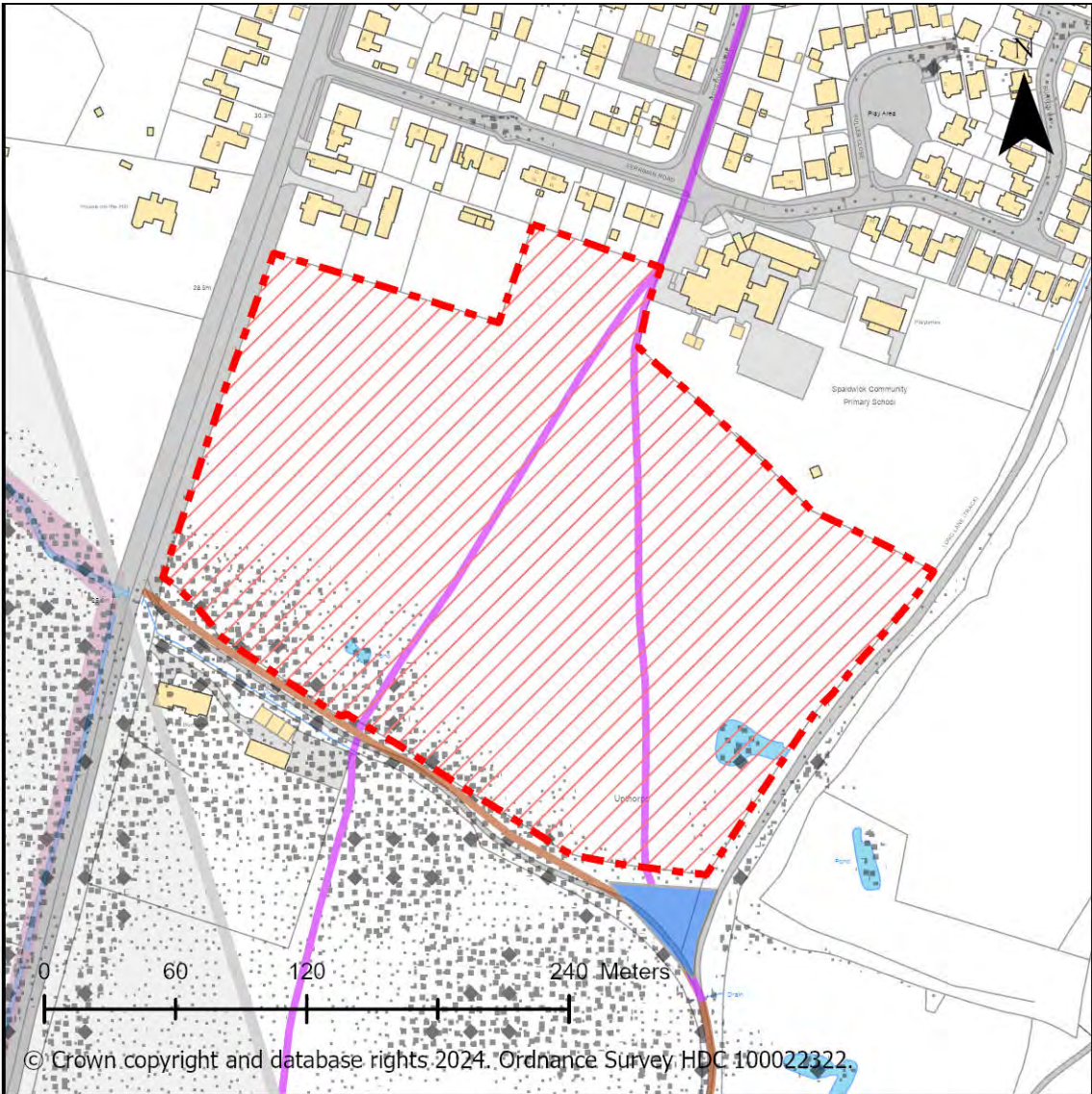
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS 305
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is not constrained by fluvial flood risk, some surface water flood risk is present in alignment with a drain which runs along the southern edge. The site is grade 3 agricultural land. The site is flat agricultural land. The western, southern and eastern boundaries are screened by trees and hedgerow. Residential properties and a primary school bound the northern edge and a residential property sits just outside the south western corner. Two public rights of way traverse the site providing views from within the site, another runs along the southern edge and Long Lane runs alongside the eastern boundary. These public rights of way provide links to Ferriman Road, Stow Road and the High Street, into open countryside and the nearby village of Easton. Access could be provided from Stow Road. Due to the screened nature of the site, it would have negligible landscape impact from Stow Road and to residential properties to north if trees and hedgerow were retained. However the site would require integration or mitigation of public rights of way and could significantly impact the setting and access to Upthorpe Green (a registered village green - H-VG15), which sits just outside the south eastern corner. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site. An overhead electricity powerline runs along the western boundary of the site. There are no known tree preservation orders affecting it. The site is greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, planning permission would be acquired and then sold to a third party for development. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 1 to 2 years.	+
Achievability There is no access to gas supply. Mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved from Stow Road. The site is near to the A14 which could assist with the logistics of construction. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site. An overhead electricity powerline runs along the western boundary of the site, which may require mitigation. Works on a village green are heavily restricted and mitigation would be required to ensure no detrimental impact.	+

The site promoter notes that the area at risk of surface water flooding could be set aside as part of the development of the site and a detailed drainage strategy would accompany any future planning application	
Deliverability / developability There are no known legal or ownership constraints. Development would be required to address public rights of way and impact and setting of Upthorpe Green. As it is not intended to bring forward a rural exceptions scheme on site, the site is still contrary to policy so an allocation status would be required. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk, but surface water flood risk is present. • The site is wholly greenfield grade 3 agricultural land. • The site is close to some local services and facilities, additional employment opportunities are not immediately accessible. • The site is well located on Stow Road with a school and residential properties bounding the northern edge with public rights of way linking to the village and nearby services and facilities. • Landscape impact from the west, south and east would be minimal if trees and hedgerow were to be retained. • Development has the potential to impact the setting and access to Upthorpe Green (a registered village green), which sits just outside the south eastern corner. • The site proposes 80 to 100 homes which would represent a significant extension representing over a third of the current number of homes within the village. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community. In combination the outcomes of the LAA and SA indicate that the site:

- Should consider a smaller number of residential units to would assist in integration of the proposed development, integration of public rights of way and setting and impact upon the village green.
- Requires flood mitigation.
- Would need to consider integration of existing public rights of way and provision of active travel routes.
- Trees and hedgerows would require retention so as not to detrimentally impact the character of the area.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 6.10ha Site reduced by 50% to provide more proportionate development in comparison to the size of the existing settlement and retain setting of village green. 50% x 6.10 = 3.05ha net developable area. 70% net developable area to allow for integration of public rights of way and setting of village green 3.05ha x 70% = 2.135ha	Net developable area of 2.135ha Residential – market and/or affordable homes. Very low density of 20 dph to reflect nearby residential density Capacity = 2.135ha x 20dph = 43 homes	Available post 2028 subject to allocation Build out 1 to 3 years

Updates after the Initial Assessment

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

Site reference	Spaldwick 5
Site name	Land South of the A14, Spaldwick (modest employment)

Site address	Parish(es)	Site area (ha)
Land South of the A14, Spaldwick	Spaldwick	1.67

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment	Floorspace TBC	Available 2024 - 2028 Build out rate TBC depending on proposal

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24285
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Supporting Statement (December 2024)

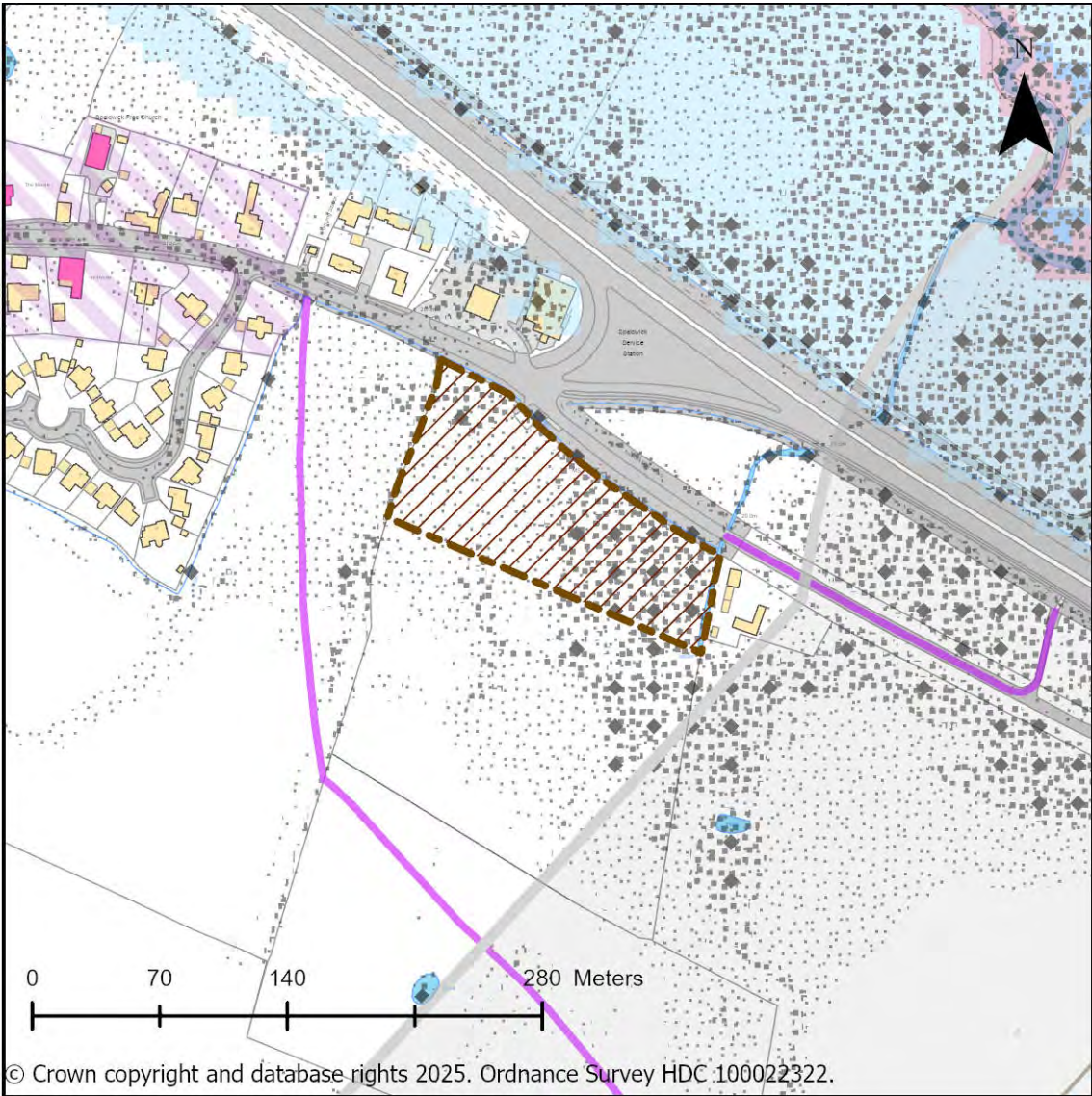
Fundamental Constraints

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

13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 but there is some very significant risk from surface water flooding on its eastern half and also on its frontage. It is classified as being grade 3 agricultural land. The site is broadly level, an established tree line largely screens the site from public view on its northern edge. Its western and eastern edge also benefits from	~
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existing vegetation but the site's southern edge is completely open as it forms part of a larger field. A drain also runs along the site's eastern edge. To the north on the other side of High Street is a services off the A14. To the south is open countryside, to the east is a farm complex and open countryside. To the west of the site is another agricultural field which separates the site from the main built form of Spaldwick, however this field has permission for 15 new homes. There is no known pollution or contamination on site. The site is not impacted by oil or gas pipelines, electricity poles run along the site's frontage on High Street. There are no nature conservation designations or heritage assets on site. The site could be accessed from Thrapston Road. There is an existing pedestrian access into the site from here. The site is greenfield so its development will not contribute to the reuse of previously used or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the control of a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to secure an allocation status for the site. The site promoter states that the site is 'currently being promoted by the landowner. However, at this stage, it is not yet known whether a development partner will be brought on board to secure the relevant planning permissions and delivery, and/or whether the site will be sold. The landowner is fully committed to bringing forward this site for development through the local plan process.' The promoter suggests the land will be available between 2024 and 2028.	+
Achievability The site promoter states that all access and services to the site are accessible form the site' boundary. Sustainable drainage will be required to ensure the site is safe from surface water flooding. Existing vegetation can be utilised to screen and landscape the site. Access could be achieved from High Street, the achievability and safety of this access will require investigation as it would be located near to the point where High Street and the A14 slip route meet as well as the access to the adjacent services station.	~
Deliverability / developability There are no structures on site to clear. There are some constraints to overcome most notably surface water flooding. The promoter has submitted this site for modest employment uses (quantum unspecified) but also considers the site and the larger field it sits within to be potentially suitable for residential development. It is intended to deliver an development on this site via the local plan process, therefore it is categorised as being developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is greenfield grade 3 agricultural land • Is constrained by fluvial surface water flood risk • Remote from natural greenspace • Is nearby to the A14 which could give rise to increased levels of pollution • Not constrained by nature conservation or heritage designations • Located to the east of the main built form where there is a more rural feel. The site extends into the countryside away from the built form and does not adjoin any existing built development. • Has the potential to provide some modest employment opportunities in a village location that could be compatible with surrounding uses • Has good accessibility to leisure and cultural facilities and retail within Spaldwick • Has poor accessibility via public and sustainable modes of transport In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for some employment development at a scale that could contribute to local job creation in a village location. Development would need to overcome the surface water flood risk on site via a sustainable drainage strategy. It would also require engagement on the creation of a safe access from High Street taking into account its proximity to the A14 slip road.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.675ha 50% net developable area to allow sufficient sustainable drainage and landscaping. 1.67 ha x standard proportion of 50% = 0.835 ha	Commercial - employment The site promoter has not specified the type of employment that could be delivered on the site, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity:	Available post 2028, subject to allocation status Build out over 1 year

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	0.40 plot ratio x 0.835 ha = 0.334 ha of land for employment uses equating to 3,340 sqm .	

Updates after the Initial Assessment

Updates to SFRA mapping demonstrate that the risk of flooding has increased since the initial assessment. More that 99% of the site is now at risk of fluvial flooding (flood zones 3a and b), and the majority of the site is also at high risk from surface water flooding. The site is therefore now considered inappropriate for development .

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

Site reference	Spaldwick 6
Site name	Land South of the A14, Spaldwick (modest residential)

Site address	Parish(es)	Site area (ha)
Land South of the A14, Spaldwick	Spaldwick	0.98

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 homes	Available 2024 - 2028 Build out 1 year

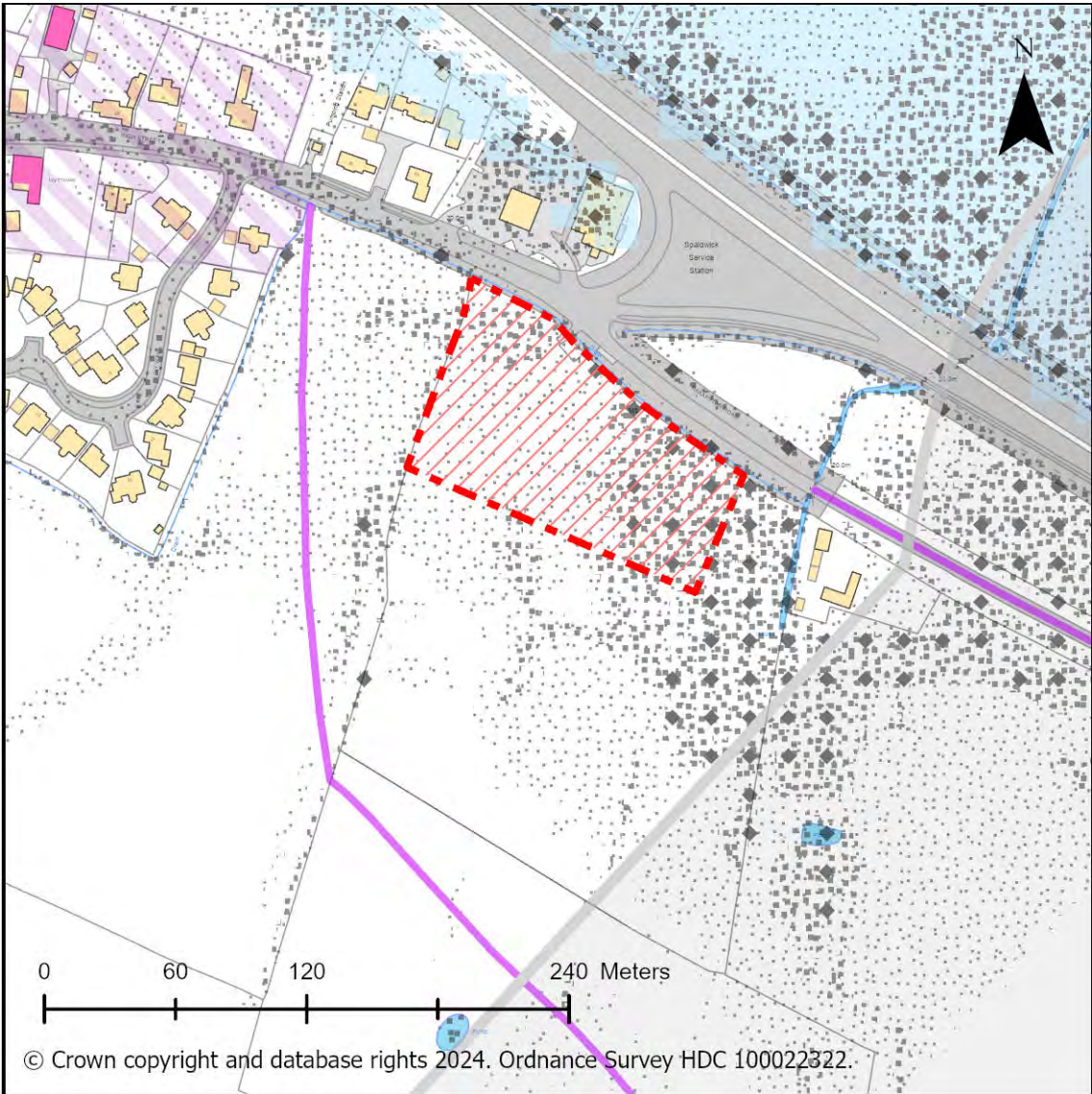
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24284
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Supporting Statement (December 2024)

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is wholly within flood zone 1 but there is some very significant risk from surface water flooding on its eastern half and also on its frontage. It is classified as being grade 3 agricultural land. The site is broadly level, an established tree line largely screens the site from public view on its northern edge. Its western edge also benefits from existing vegetation but the site's eastern and southern edge is completely open as it forms part of a larger field. To the north on the other side of High Street is a services off the A14. To the south is open countryside, to the east is a farm complex and open countryside. To the west of the site is another agricultural field which separates the site from the main built form of Spaldwick, however this field has permission for 15 new homes. There is no known pollution or contamination on site. The site is not impacted by oil or gas pipelines, electricity poles run along the site's frontage on High Street. There are no nature conservation designations or heritage assets on site. The site could be accessed from Thrapston Road. There is an existing pedestrian access into the site from here. The site is greenfield so its development will not contribute to the reuse of previously used or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the control of a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to secure an allocation status for the site. The site promoter states that the site is 'currently being promoted by the landowner. However, at this stage, it is not yet known whether a development partner will be brought on board to secure the relevant planning permissions and delivery, and/or whether the site will be sold. The landowner is fully committed to bringing forward this site for development through the local plan process.' The promoter suggests the land will be available between 2024 and 2028.	+
Achievability The site promoter states that all access and services to the site are accessible from the site' boundary. Sustainable drainage will be required to ensure the site is safe from surface water flooding. Existing vegetation can be utilised to screen and landscape the site. Access could be achieved from High Street, the achievability and safety of this access will require investigation as it would be located near to the point where High Street and the A14 slip route meet as well as the access to the adjacent services station.	~
Deliverability / developability	~

There are no structures on site to clear. There are some constraints to overcome most notably surface water flooding. The promoter has submitted this site for modest residential uses (some 15 homes which follows that of the permission on the adjoining field to the west) but also considers the site and the larger field it sits within to be potentially suitable for a larger residential development and potentially modest employment too. It is intended to deliver an development on this site via the local plan process, therefore it is categorised as being developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is greenfield grade 3 agricultural land • Is constrained by fluvial and surface water flood risk • Remote from natural greenspace • Is nearby to the A14 which could give rise to increased levels of pollution • Not constrained by nature conservation or heritage designations • Located to the east of the main built form where there is a more rural feel. The site extends into the countryside away from the built form and does not adjoin any existing built development. • Has the potential to provide a further modest residential expansion to the village and contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha • Has good accessibility to leisure and cultural facilities and retail within Spaldwick • Has poor accessibility via public and sustainable modes of transport In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for some residential development. Development would need to overcome the surface water flood risk on site via a sustainable drainage strategy. It would also require engagement on the creation of a safe access from High Street taking into account its proximity to the A14 slip road.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.98ha	Residential - market and/or affordable houses	Available post 2028, subject to allocation status

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
50% net developable area to allow sufficient sustainable drainage and landscaping. 0.98 ha x standard proportion of 50% = 0.49 ha	Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.49 ha x 25 dph = 12 homes .	Build out over 1 year

Updates after the Initial Assessment

Updates to SFRA mapping demonstrate that the risk of flooding has increased since the initial assessment. More that 99% of the site is now at risk of fluvial flooding (flood zones 3a and b), and the majority of the site is also at high risk from surface water flooding. The site is therefore now considered inappropriate for development .

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

Site reference	Spaldwick 7
Site name	Land South of the A14, Spaldwick (larger scale residential)

Site address	Parish(es)	Site area (ha)
Land South of the A14, Spaldwick	Spaldwick	7.75

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Number of homes TBC	Available 2024 - 2028 Build out rate dependent on proposal

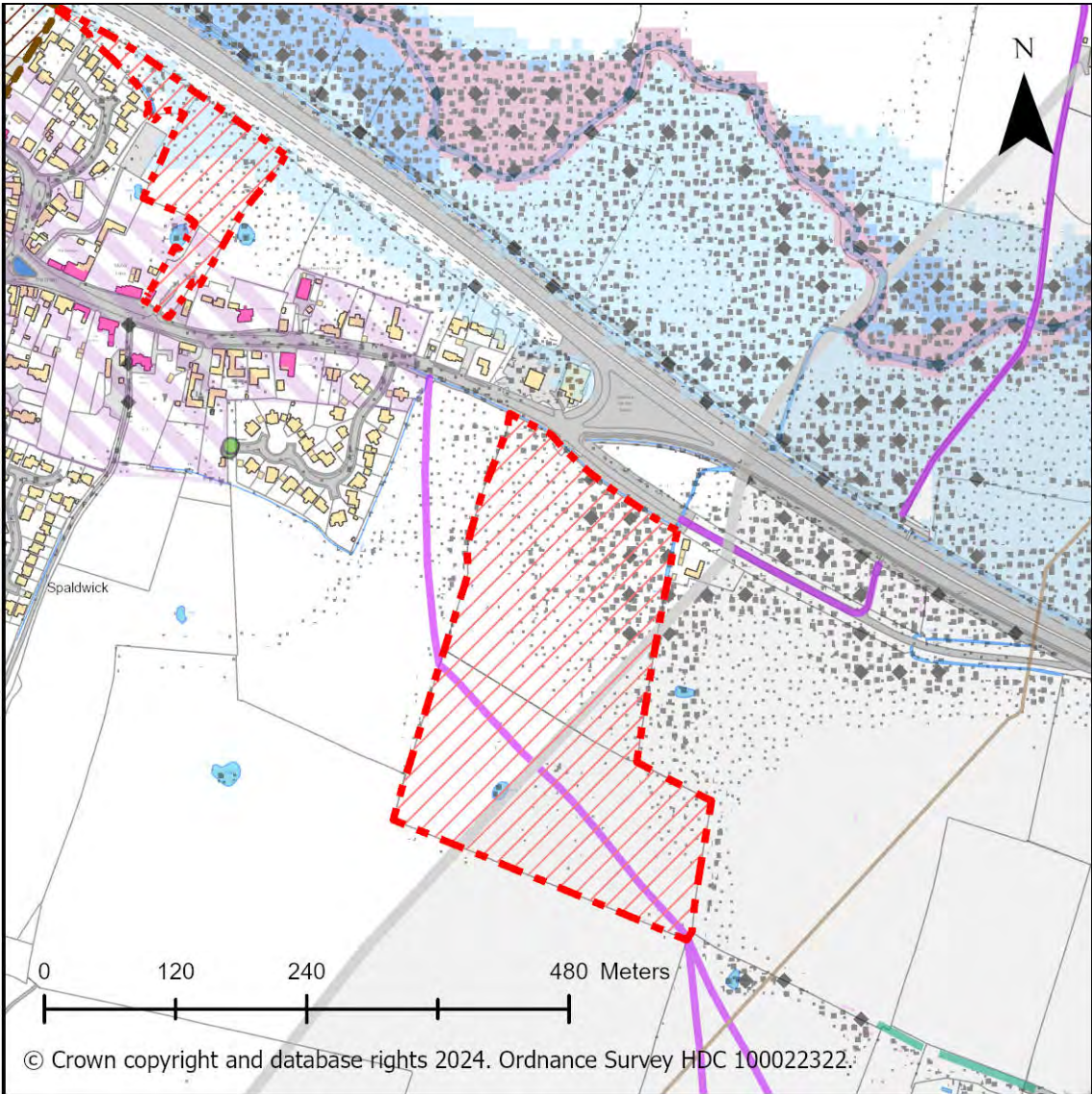
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24286
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Supporting Statement (December 2024)

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

The site is wholly within flood zone 1 but there is risk from surface water flood risk across the whole of the site, the most significant of which is found on its northern edge and north eastern corner. It is classified as being grade 3 agricultural land. The site is broadly level, an established tree line largely screens the site from public view on its northern edge. Its remaining edges are also clearly defined by hedgrows which enclose the site. Within the site there is a line of trees and also a pond. A public right of way runs across the southern half of site from High Street through to the open countryside southwards. To the north on the other side of High Street is a services off the A14. To the south is open countryside, to the east is a farm complex and open countryside. To the west of the site is another agricultural field which separates the site from the main built form of Spaldwick, however this field has permission for 15 new homes. There is no known pollution or contamination on site. The site is not impacted by an oil pipeline, however the about a third of the site (its southern western corner) is within the buffer zone of a gas pipeline. Electricity poles run along the site's frontage on High Street. There are no nature conservation designations or heritage assets on site. The site could be accessed from Thrapston Road. There is an existing pedestrian access into the site from here. The site is greenfield so its development will not contribute to the reuse of previously used or regeneration. The northern half of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the control of a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to secure an allocation status for the site. The site promoter states that the site is 'currently being promoted by the landowner. However, at this stage, it is not yet known whether a development partner will be brought on board to secure the relevant planning permissions and delivery, and/or whether the site will be sold. The landowner is fully committed to bringing forward this site for development through the local plan process.' The promoter suggests the land will be available between 2024 and 2028.	+
Achievability The site promoter states that all access and services to the site are accessible from the site' boundary. Sustainable drainage will be required to ensure the site is safe from surface water flooding. Existing vegetation can be utilised to screen and landscape the site. Access could be achieved from High Street, the achievability and safety of this access will require investigation as it would be located near to the point where High Street and the A14 slip	~

route meet as well as the access to the adjacent services station. The public right of way will need to be incorporated within proposals as would the presence of the the gas pipeline buffer zone.	
Deliverability / developability There are no structures on site to clear. There are some constraints to overcome most notably surface water flooding. The promoter has submitted this site for residential uses (quantum unspecified) but also considers part of the site could be brought forward for a smaller residential or employment scheme. It is intended to deliver an development on this site via the local plan process, therefore it is categorised as being developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is greenfield grade 3 agricultural land • Is constrained by fluvial and surface water flood risk • Remote from natural greenspace • Is nearby to the A14 which could give rise to increased levels of pollution • Not constrained by nature conservation or heritage designations • Located to the east of the main built form where there is a more rural feel. The site extends into the countryside away from the built form and does not adjoin any existing built development. Development across the whole of the site would result in a significant expansion of the village into the open countryside. • Has good accessibility to leisure and cultural facilities and retail within Spaldwick • Has poor accessibility via public and sustainable modes of transport In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for some residential development within the northern half of the site in order to better reflect settlement character after the adjoining permission has been implemented to ensure development relates to the settlement. • Development would need to overcome the surface water flood risk on site via a sustainable drainage strategy. It would also require engagement on the creation of a safe access from High Street taking into account its proximity to the A14 slip road.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 7.75ha - focusing development within the northern half of the site would reduce the potential site area to approximately 4ha. Then 50% net developable area to focus development to allow sufficient sustainable drainage and landscaping. 4 ha x standard proportion of 50% = 2 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 2 ha x 25 dph = 50 homes.	Available post 2028, subject to allocation status Build out over 2 - 3 years.

Updates after the Initial Assessment

Updates to SFRA mapping demonstrate that the risk of flooding has increased since the initial assessment. More that 99% of the site is now at risk of fluvial flooding (flood zones 3a and b), and the majority of the site is also at high risk from surface water flooding. The site is therefore now considered inappropriate for development.

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

Site reference	Spaldwick 8
Site name	Land to the South of High Street, Spaldwick

Site address	Parish(es)	Site area (ha)
Land to the South of High Street, Spaldwick	Spaldwick	0.83

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 25 homes	Available 2024 - 2028 Build out over 18 months

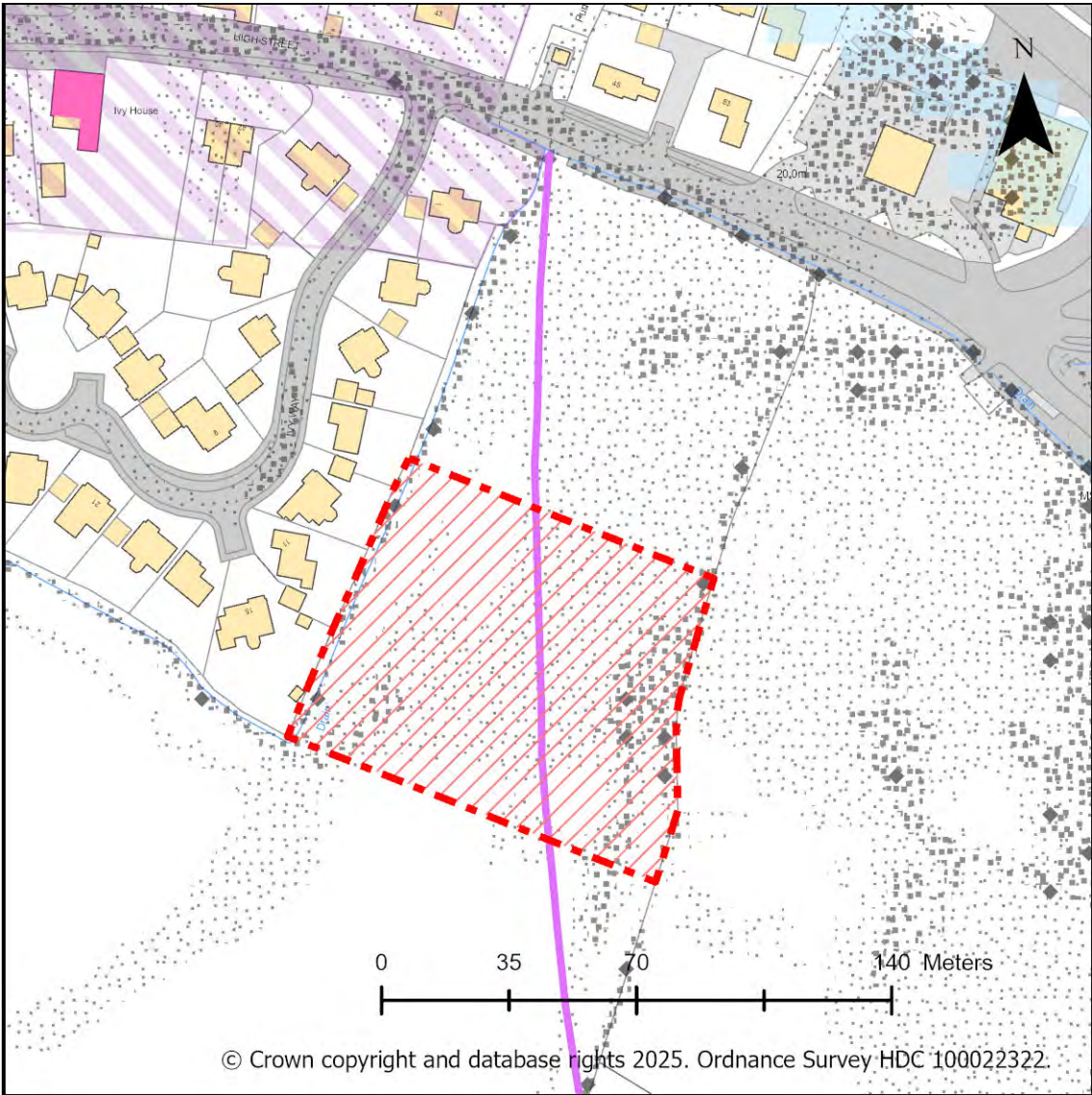
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24322
Relevant planning history	None on the site, however the site to the north has permission under 23/01948/FUL for the construction of 15 dwellings with associated access, car parking and landscaping. Access through the northern site will be required to serve this site.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	- Supporting Statement (February 2025) - Proposed Site Plan (drawings no: 0310_00_100, revision: 2) (January 2025)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 but there is some very significant risk from surface water flooding on its western edge and also on its eastern edge, these correspond with drains that run along the site's boundaries. It is classified as being grade 3 agricultural land. The site is broadly level, there are established trees along its eastern and western edges which partially enclose the site, it forms part of a wider agricultural field whereby its northern and southern edges are completely open. To the west are residential properties, to the north is agricultural land with full planning permission for residential properties. To the south and east are further agricultural fields and open countryside. It is noted that the land to the east has also been submitted to the Call for Sites process for potential development opportunities (see Spaldwick 5, 6 and 7). A public right of way runs through the centre of the field, the proposed site plan shows that this route will be realigned to run along the western and edge of the site still providing a connection into the village and out across the countryside. There is no known pollution or contamination on site. The site is not impacted by oil or gas pipelines. There are no nature conservation designations or heritage assets on site. There is no existing access into the site, however the proposed site plan shows that access is planned from the adjoining development site to the north. The site is greenfield so its development will not contribute to the reuse of previously used or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	+
Availability The site is in the control of a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by a housebuilder. The same housebuilder has acquired permission on the site to the north and seeks to extend development into this site. They state that the extant permission on the site to the northern permitted under 23/01948/FUL is due to start imminently. The promoter states the land will be available between 2024 and 2028 and take up to 18 months to complete.	+
Achievability The site promoter states that all access and services to the site are accessible from the site' boundary. Sustainable drainage will be required to ensure the site is safe from surface water flooding. Existing vegetation can be utilised to screen and landscape the site. The site promoter has identified how access to the site can be achieved and also how to overcome the public right of way that runs through the site. Delivery of the site is ultimately	+

dependent on the delivery of the northern site, the same housebuilder owns both parcels of land and state that they intend to start work on the permitted development on the northern parcel imminently.

Deliverability / developability

There are no structures on site to clear. There are some constraints to overcome most notably surface water flooding, access and the public right of way. Measures to overcome these have been put forward within the proposed site plan submitted alongside this call for sites submission. A housebuilder is already involved with the site, the same housebuilder owns the adjoining land whose delivery underpins the delivery of this site. As the site is not put forward for a rural exceptions site, the site would likely need to an allocation status, also delivery will only be possible once the access has been completed from the northern parcel. Considering these factors the site is categorised as being developable.

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Progression of Site through to Sustainability Appraisal

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

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

- The site is greenfield grade 3 agricultural land
- Is constrained by fluvial and surface water flood risk
- Remote from natural greenspace
- Is nearby to the A14 which could give rise to increased levels of pollution
- Not constrained by nature conservation or heritage designations
- Located to the east of the main built form where there is a more rural feel. The site could form a further extension with an access from an extant planning permission to the north of the site.
- Has the potential to provide a further modest residential expansion to the village and contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha
- Has good accessibility to leisure and cultural facilities and retail within Spaldwick
- Has poor accessibility via public and sustainable modes of transport

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

- Is potentially appropriate for residential development. Development would need to overcome the surface water flood risk on site via a sustainable drainage strategy.

- It would also require the relocation of the existing public right of way which has already been set out in the proposed site plan for the site.
- Would also require access form the adjoining extant development, it is believed development on this site will start imminently.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.83ha 90% net developable area to allow sufficient sustainable drainage and landscaping. 0.83 ha x standard proportion of 90% = 0.747 ha	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.747 ha x 25 dph = 19 homes .	Available post 2028, subject to allocation status Build out over 1 to 2 years

Updates after the Initial Assessment

Updated level 1 SFRA mapping and site specific level 2 SFRA indicate that site is no longer suitable for development. This site is 19% flood zone one with the remaining site within flood zones 2 and 3a and surface water risk predominantly high. The site is now considered **inappropriate for development**.

The Stukeleys

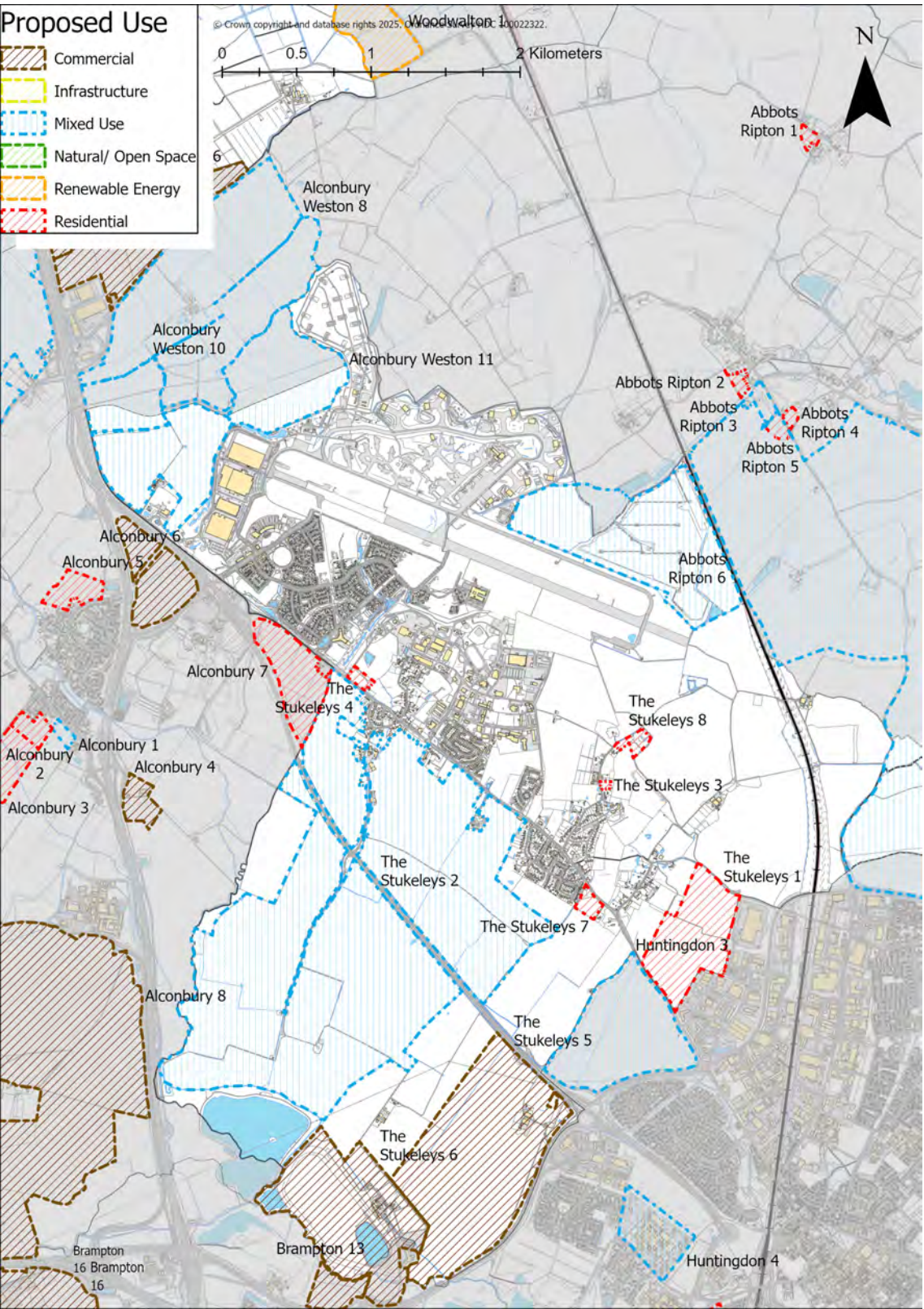
13.18 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)
- The Stukeleys 2: Nook Farm, Little Stukeley
- The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley
- The Stukeleys 4: Land North of Ermine Street, Little Stukeley
- The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307
- The Stukeleys 6: Huntingdon Racecourse - this site also partially falls within Brampton parish. As the majority of the site falls within The Stukeleys parish, the site has been assessed here instead. A link to the site can also be found within the Brampton section of the Central Huntingdonshire LAA document.

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

13.19 Please note that the following sites also partially fall within The Stukeleys:

- 'Abbots Ripton 6: Sapley Park Garden Village' also partially falls within The Stukeleys parish as well as Huntingdon and Kings Ripton parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area.
- 'Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield' also partially falls within The Stukeleys parish as well as Upton and Coppingford parish, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- 'Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury' - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- 'Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury' - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.



13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

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



The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)

Site reference	The Stukeleys 1
Site name	Land North East of Ermine Street (adjoining Huntingdon)

Site address	Parish(es)	Site area (ha)
Land North East of Ermine Street (adjoining Huntingdon)	The Stukeleys	33.96ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Spaces: Natural, green or open spaces Biodiversity net gain	648 homes Land for open space not defined site promoter states "part of development".	Available from 2024-2028 Build out over 7 years.

Core information

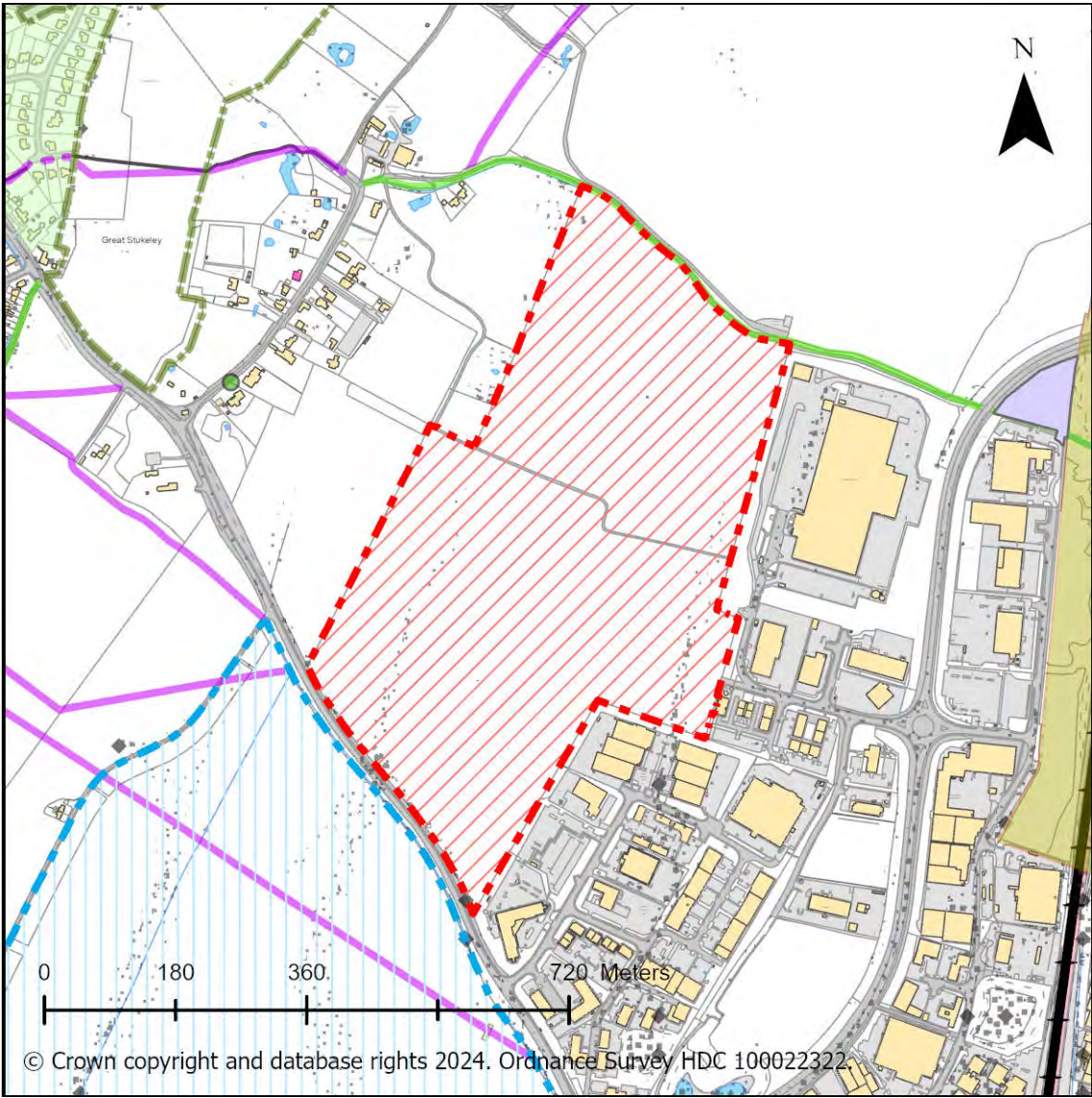
How was the site identified?	Call for Sites 2023 Submission: site reference - CfS: 77
Relevant planning history	Application number: 20/00847/OUT Proposed development: Outline planning application for the phased development of up to 648 dwellings with associated public open space, services and other ancillary infrastructure with all matters reserved except for the means of access. Outcome: Pending Consideration Application number: 18/70210/SCOP

	Proposed development: EIA Scoping Opinion: Up to 550 dwellings, highways access from Ermine Street and Washingley Road, pedestrian and cycle links, formal and informal green space, and landscaping. Application number: 1300730OUT Proposed development: Business park comprising of 36,246 sqm of B1 business uses (comprising of 12,096 sqm B1a office use, 2,700 sqm of B1a office/B1b research and development, 5,600 sqm of B1b research and development/B1c light industrial and 15,850 sqm of B1c light industrial), 5,000 sqm of B2 general industrial and 34,850 sqm of B8 storage and distribution with all matters reserved apart from means of access Outcome: Approved and lapsed. Part of HLP2036 site allocation : HU1 Ermine Street HELAA (December 2017): Washingley Farm
Land type	Wholly Greenfield Land
Current use of the site	Agricultural Land
Supporting information	Location Plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present on site. The majority of the site is grade 2 agricultural land with a negligible portion the southern corner within grade 3, the site is wholly greenfield and in agricultural use.	+
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The land slopes upward south to north by approximately 15m. The Southern edge is mostly bounded by trees and hedgerow and Ermine Street. The eastern boundary of the site adjoins Ermine Business Park and a protected settlement break designated in The Stukeleys Neighbourhood Plan bounds the western boundary highlighting the importance of the retention of the character and setting of Great Stukeley through its separation with other built development at Huntingdon and Alconbury Weald, some trees and hedgerow are also present. The site is well related to strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm which sits on the northern boundary of the site. There is a public right of way which runs along the northern boundary long distance views into the site can be seen from here and Green End. Development may adversely affect the surrounding countryside to the north due to the its elevated nature and long distance views into the site and would require effective masterplanning to address this and landscape impact. Access to the site could be achieved from Ermine Street. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site not within a mineral safeguarding area nor a water recycling area.	
Availability The site owned and controlled by a single company, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024-2028, it is proposed that planning permission would be acquired before the land is sold to a third party for development, build out is expected to take 7 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. The layout and capacity of the site may be impacted on the western edge by the proposed realignment of the A141. Land in this vicinity will need to be safeguarded to allow for the future construction of the a new road. Access to A and B road networks would assist with long term access to the site and the logistics of construction, current access is from the Ermine Street. The presence of major roads may require further measures to safely integrate the community from proposed site with the existing residential area of Huntingdon (currently separated by the A141). Due to the proposed capacity of the site major infrastructure such as revised junctions, retail, social and community facilities may be required.	~

The site promoter notes that the site has been submitted to reiterate the commitment to deliver the site within the current plan period, with progress having now been made to identify the required safeguarding of land to facilitate a potential realignment route for the A141.	
Deliverability / developability The site is allocated in Huntingdonshire's Local Plan to 2036. There are no known legal restrictions and a planning application has been submitted to demonstrate how constraints can be overcome which includes the issue of requiring land to be safeguarded for the re-routing of the A141. Once planning permission is acquired the land will be sold to a third party for development. The site is therefore classified as deliverable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Surface water flood risk is present. • The site is wholly greenfield land with the majority grade 2 agricultural land and a negligible portion the southern corner within grade 3. • The site is well related to Ermine Business Park to the south and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm • Due to the site's elevated nature, the site's visibility within the wider landscape and location next to a protected settlement break, strategic landscaping would be required. • Masterplanning should consider how the site can integrate safely with Huntingdon and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm • Proximity to Ermine Business Park may expose the site to light, noise and odour pollution, the proposed use may impact residential development north of the site. • Land would be required to be safeguarded for the re-routing of the A141, which may affect the layout and capacity of the site. • The site is distant from local services and facilities but Huntingdon town centre is 2km away. In combination the outcomes of the LAA and SA indicate that the site: • Is allocated in the Huntingdonshire's Local Plan to 2036 forming part of allocation HU1 Ermine Street. • Has the potential to be integrated with the existing community and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm

• Is of a size that could include a wide range of types, sizes and tenures. • Would require strategic landscaping, integration of public rights of way and surface water flood risk mitigation • Would need to address impact on settlement break and visual and light pollution to residential properties to the north. • Requires land to be safeguarded for the re-routing of the A141. • Would need to demonstrate how it can be safely integrated with Huntingdon and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 33.96ha 50% net developable area to provide strategic landscape mitigation and safeguarding of land for re-routing of A141. 33.96ha x 50% = 16.98ha	Net developable area of 16.98ha Residential - Market and/or affordable housing. Low density of 35dph to reflect edge of town development, mixture of housing types and visual impact on The Stukeleys due to elevated nature of site. 16.96ha x 35dph = 594 homes	Available from 2024 Build out 6 to 8 years

Updates after the Initial Assessment

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The Stukeleys 2: Nook Farm, Little Stukeley

Site reference	The Stukeleys 2
Site name	Nook Farm, Little Stukeley

Site address	Parish(es)	Site area (ha)
Nook Farm, Land south of Little Stukeley & Great Stukeley and south of the A1307.	The Stukeleys	375.77ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Specialist housing - Custom and self-build housing Commercial: - Employment - Retail - Logistics, distribution Infrastructure: - Supporting infrastructure e.g. schools, community centres - Health uses - Transport and parking / lorry parking - Renewable energy Open spaces - Natural, green or open spaces - Biodiversity net gain - Land to be safeguarded against flooding	3,000 homes including market and/or affordable, specialist and custom and self-build housing. Commercial element to be determined. Infrastructure element to be confirmed. Open spaces to be determined.	Available 2023 Build out 15 or more years

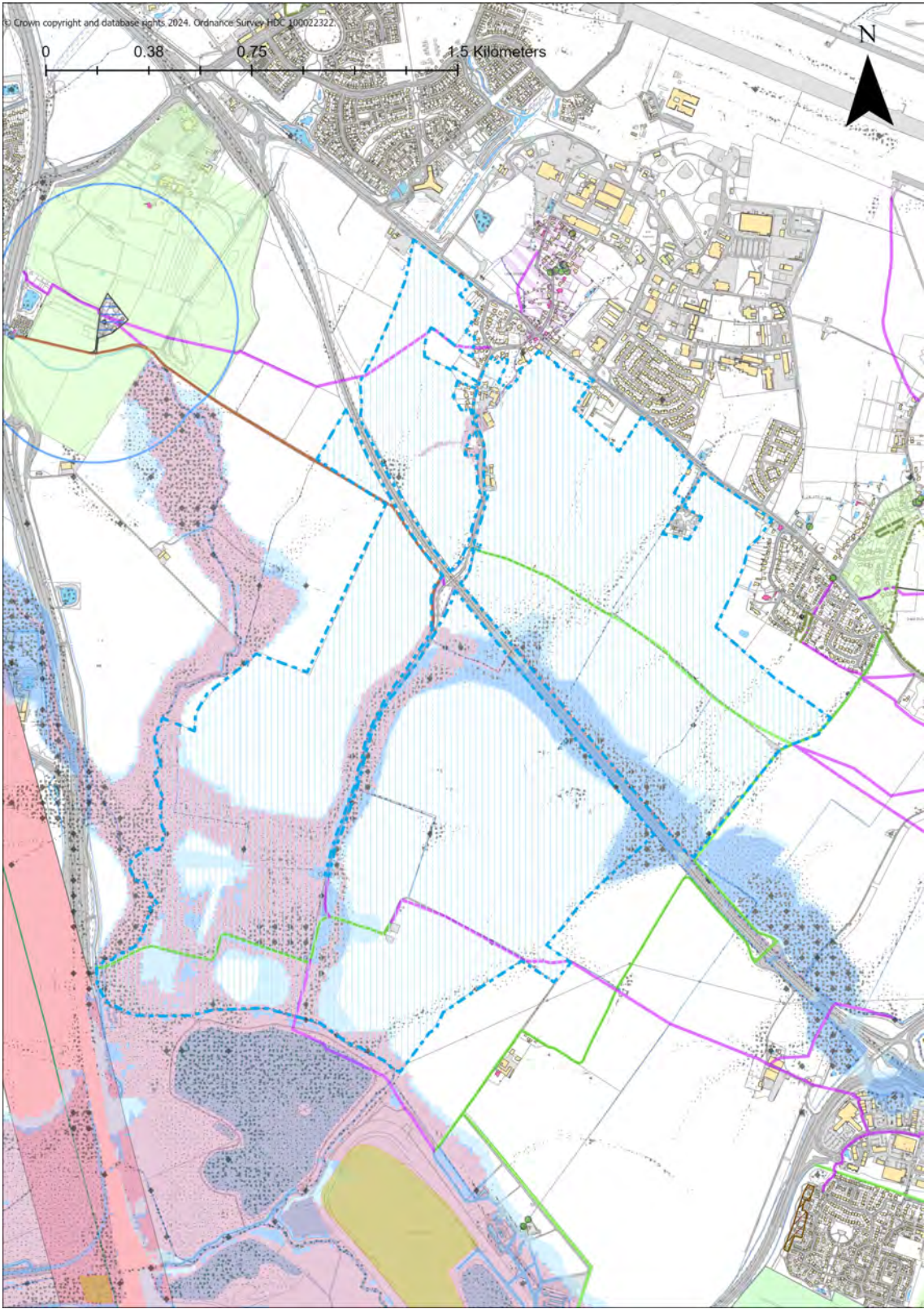
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 36
Relevant planning history	Application number: 18/01391/FUL Proposed development: Retrospective application for the erection of a two storey dwelling replacing a former dwelling (new design to replace two previously approved schemes) and associated works. Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 14% of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

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



13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

Assessment of Site Potential

Context, constraints and potential suitability Approximately 14% of the site is within flood zone 3b, Flood zone 3a and 2 are also present in the south east and along the A1307 and Low Road with approximately 74% in flood zone 1. Surface Water flood risk is also present in similar locations. The site is wholly greenfield agricultural land and grade 3 and 2 agricultural land; grade 2 is mostly located within southern parcel. In the northern parcels the land slopes significantly from north to south in excess of 20m and undulates east to west, creating a distinctive landscape character and separation of the villages of Great Stukeley and Little Stukeley and the A1307. This is reflective of its location within the Central Claylands. The southern most parcel (south of the A1307) slopes more gently with less significant topographic variation. The northern parcels of land abut the villages of Great Stukeley and Little Stukeley, which have a distinctive identities and village characters. Regularly spaced traditional villages, are also a feature of the Central Claylands. The large field sizes within the proposed site create a strong sense of openness which is enhanced by the lack of trees and hedgerows across much of the area, prompting a sense of remoteness and tranquillity. The limited hedgerow and tree coverage facilitate long distance views in many places and from multiple public rights of way, where large structures are highly visible in the landscape. The Northern boundary at points tightly bounds residential properties in the Stukeleys. The site includes protected settlement breaks as set out in The Stukeleys Neighbourhood Plan, which demonstrate the local importance of the separation of the villages and their relationship with the wider countryside. Nook Farm and associated buildings sit within the north eastern edge of the site. The Former Three Horseshoes opportunity site is also included within the site on the northern boundary. Local Greenspace <i>Land at West View</i> associated with Great Stukeley also abuts the northern edge, which is valued for its ecological potential, recreational value and important contribution to the character and appearance of the local area. The Great Ouse Green Infrastructure Strategic area which is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) abuts the southern boundary of the site as does Local Plan allocation HU 9 - Huntingdon Racecourse. Development in this area has the potential to fundamentally impact the landscape and townscape character around and within Great Stukeley and Little Stukeley. Development would create harsh intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines however, oil pipeline buffer zone sits outside the south west boundary and and overhead powerline just outside the south eastern boundary. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. The site is predominantly	~
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greenfield land, opportunities to contribute to regeneration are negligible. The southern parcel of the site includes a mineral safeguarding area, it is not within a water recycling area.	
Availability The site owned and control by a single company, development is supported by the landowner. There are no known legal restrictions. The site is available from 2023, it is proposed that the site would be delivered by a master developer build out is expected to take 15 or more years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. The site promoter proposes a new junction off the A1 to access the site, without further information it is unclear if there are any issues regarding land ownership to facilitate this and the viability and practicality of achieving such access. Safe active travel connections particularly across the A1307 to link the northern and southern parcel would be required and opportunities to integrate with nearby communities, the southern parcel is removed from residential development and could therefore represent an isolated pocket of development in the countryside. The northern parcels of the site have significant topographical distinctiveness and challenges, significant strategic landscaping would be required and the achievability of this is uncertain. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. Some of the site is close to the A1 and A1307 meaning that noise and pollution mitigation measures may be required. However, access to the A1 and A1307 road network would assist with the logistics of construction. Major infrastructure would be required to support development, such as primary schools and a secondary school (or major extension to an existing school), local services and facilities and green spaces/infrastructure. The site promoter noted that the area falling within Flood zone 3, can be used to help deliver a biodiversity net gain, improve the existing drainage situation and provide noise attenuation (if required) and that masterplanning would demonstrate how an offset can be created to enable the Stukeleys to maintain village identities. It is proposed that the quantum of development could help finance a new junction off the A1 and that the site can improve connections and sharing facilities with Alconbury Weald / the western side of Huntingdon whilst offering opportunities to better link Nook Farm to existing development as well as to provide improved pedestrian and cycle routes. It is also proposed that a rapid transit/busway network could connect to Alconbury Weald and Huntingdon.	~

Deliverability / developability

The site is allocated in Huntingdonshire's Local Plan to 2036. There are no known legal restrictions. There are significant constraints to overcome including access and impact on The Stukeleys. Significant infrastructure would be required. It is proposed that the site would be delivered by a master developer build out is expected to take 15 or more years. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.

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Progression of Site through to Sustainability Appraisal

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

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

- The site is wholly greenfield and predominantly grade 2 agricultural land
- Three quarters of the site is within flood zone 1 (approximately 564ha), flood zones 2 and 3a present, there is some risk from surface water flooding.
- There is potential for enhanced public transport connections via a rapid transit/busway network, however this scheme is not confirmed without this private transport could dominate.
- The site may impact on SSSIs, heritage assets, (listed buildings) and is close to conservation areas in Great Stukeley and Little Stukeley.
- The proposal would create a new community changing the landscape from what is predominantly what is currently open farmed countryside.
- The northern parcels form the setting for the villages of Great and Little Stukeley and provide the distinct countryside setting to these rural villages development in the northern parcels would fundamentally alter the setting. It is considered that development in these northern parcels should be avoided.
- The size of the site has the potential to increase traffic on the local and strategic road network (A1 and A1307) creating air and noise pollution with the potential to affect future residents.
- Strategic infrastructure would be required to access the site and impact on the highway network would require assessment.
- Integration of the site with Huntingdon would require may be difficult to achieve and require safe active travel connections.

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

- The southern parcel may be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable placemaking.

- Development in the northern parcel should be avoided to prevent significant impact on the landscape impact and the setting of Great Stukeley and Little Stukeley.
- Noise, air, and light pollution and transport impact would require mitigation.
- Flood mitigation would be required.
- The site would require major infrastructure to support development including community services and facilities, local retail, employment, active travel and green infrastructure and integration with the wider network
- Impact on SSSIs, heritage assets and conservation areas in Great Stukeley and Little Stukeley would require assessment and mitigation.
- Safe integration and crossing points across the A141 to Huntingdon should be investigated to minimise car travel.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 375.77ha.	Net developable area of 178.216ha	Available post 2028 subject to allocation
Removal of approximately 153ha to represent the northern parcels of land which would have a significant impact on the landscape and setting of Great Stukeley and Little Stukeley.	4ha deducted to 2 2FE Primary schools	Build out 15 to 20 years
Proposed site area minus northern parcels	1.5ha deducted for 2 local centres	
375.77ha - 153ha = Gross site area = 222.77ha	20ha deducted for employment	
80% net developable area to provide for strategic landscaping.	0.5ha deducted for community/health uses	
222.77ha x 80% = 178.216ha	60ha deducted for strategic open space	
	92.216ha for residential uses	
	Remaining land for residential = 92.216ha (178.216ha - 4ha - 1.5ha - 20ha - 0.5ha - 60ha)	

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 2.76648ha x 145dph = 401 homes • 7% of land at high density 85dph. 6.45512ha x 85dph = 549 homes • 25% of land at moderate density 50dph. 23.054ha x 50dph = 1,153 homes • 55% of land at low density 35dph. 50.7188ha x 35dph = 1,775 homes • 10% of land at very low density 25dph. 9.2216ha x 25dph = 230 homes 4,108 total homes	

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted additional plans: • Indicative Concept Plan • Constraints Plan
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The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley

Site reference	The Stukeleys 3
Site name	Land between 76 and 86 Owl End, Great Stukeley

Site address	Parish(es)	Site area (ha)
Land between 76 and 86 Owl End, Great Stukeley PE28 4AQ	The Stukeleys	0.30ha

Promoter's Intentions

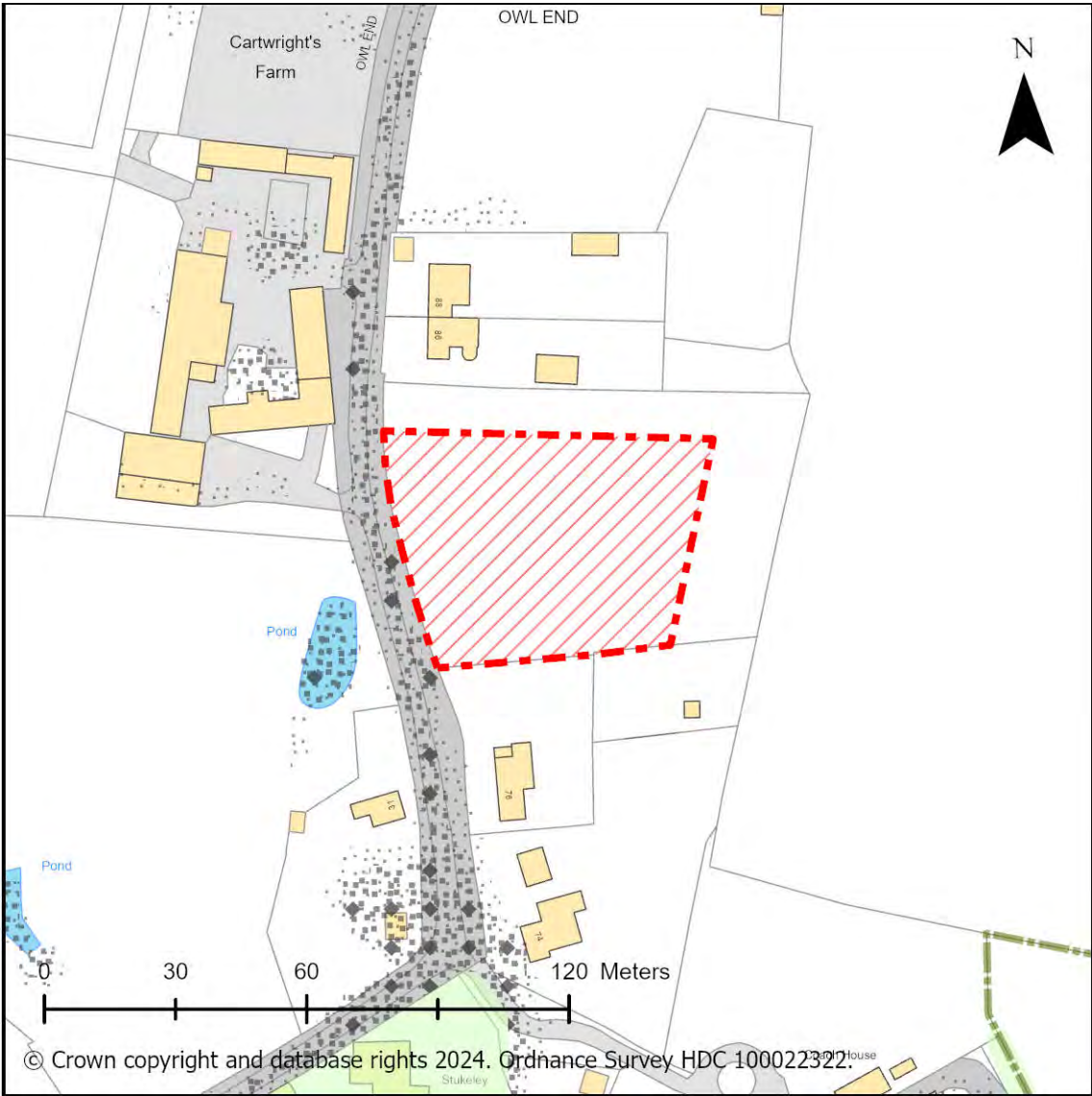
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	2 to 3 homes	Available 2024-2028 Build out 1 year

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 28
Relevant planning history	Application number: 1300883FUL. Proposed development: Creation of new entrance to paddock including engineering operations to culvert ditch. Outcome: Approved.
Land type	Wholly greenfield land
Current use of the site	Paddock associated with residential garden
Supporting information	Ecological assessment Location plan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial or surface water flood risk. The majority of the site is classified as grade 3 agricultural land with the north western corner grade 2. The land is relatively flat and 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 and interrupted with green breaks. The western boundary of the site is bounded with trees and hedgerow and separated from the road by a drainage ditch. Trees are also present around the remaining boundaries but are not contiguous. A small wooded area sits northeast of the site. Residential properties	+
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sit north and south of the site. The eastern edge of the site looks out over open countryside. The site cannot be seen from any public rights of way. Landscape impact would be limited but transition to the countryside to the east would require consideration. Development would have to consider the retention of trees and hedgerow and integration of the site with existing character and from of this distinctive area through careful masterplanning. Access issues would require resolution. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, overhead powerlines run along the eastern edge. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area nor a water recycling area.	
Availability The site owned by a single family in individual control, development is supported by the landowners. There are no known legal restrictions. The site is available from 2024-2028, it is proposed that the site would be delivered directly by the landowner build out is expected to take 1 year.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Access to the site would be via Owl End, a narrow road. Access to the site would be required across a drainage ditch and would require resolution. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site. Overhead powerlines run along the eastern edge which may need addressing regarding access for construction vehicles. The site promoter has provided a location plan and an ecologic survey which notes that there is no ecological impact to developing the site. They note that land to the north and east would be planted with trees to extend existing woodland to the north to improving biodiversity and wildlife habitat. The site proposes 2 to 3 homes.	~
Deliverability / developability	~

There are no known legal or ownership constraints. Constraints such as access to the site, and compatibility with the character of owl end would require mitigation. It is proposed that the site would be delivered by the land owner and build out would be expected over 1 year. The site is classified as developable.

Progression of Site through to Sustainability Appraisal

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

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

- The site is not constrained by fluvial flood or surface water flood.
- The site is wholly greenfield land with the majority of the site grade 3 agricultural land and the north western corner grade 2.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The retention of trees and hedgerow along the western boundary would help to minimise ecological impact, retain the character of the area.
- Consideration landscaping required to transition to or screen the wider countryside to the east and limit impact of wooded area to the north.
- Appropriate access to the site over a drainage ditch would require establishing.
- Density would be required to be low and frontage only in order to be in keeping with the surrounding character, form and vernacular of the area.
- The site is close to some local services and facilities and employment opportunities are 5km away.

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

- Has the potential to be effectively masterplanned to become part of the existing community
- Is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders.
- Would require landscape mitigation to the east and retention of trees and hedgerow where possible
- Should deliver low density housing in keeping with the existing character and vernacular of the area.

- Would be required to demonstrate suitable access.
- Mitigation may be required to address overhead powerlines

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.30ha Given the more linear character of residential development along the northern extent of Owl End rather than calculate a net developable area the calculation is based on typical frontage widths of properties in the immediate area. Landscaping or screening would be required on the eastern boundary which could be contained within larger gardens recognising the character of the immediate locality. Net developable area of approximately 56m frontage x 20m width per plot.	Residential use - market and/or affordable housing 56m frontage x 20m width per plot Capacity = $56/20 = 3$ homes	Available post 2028 subject to allocation Build out 1 to 2 years.

Updates after the Initial Assessment

The Stukeleys 4: Land North of Ermine Street, Little Stukeley

Site reference	The Stukeleys 4
Site name	Land north of Ermine Street, Little Stukeley

Site address	Parish(es)	Site area (ha)
Land north of Ermine Street, Little Stukeley, PE28 4XL	The Stukeleys	1.20ha

Promoter's Intentions

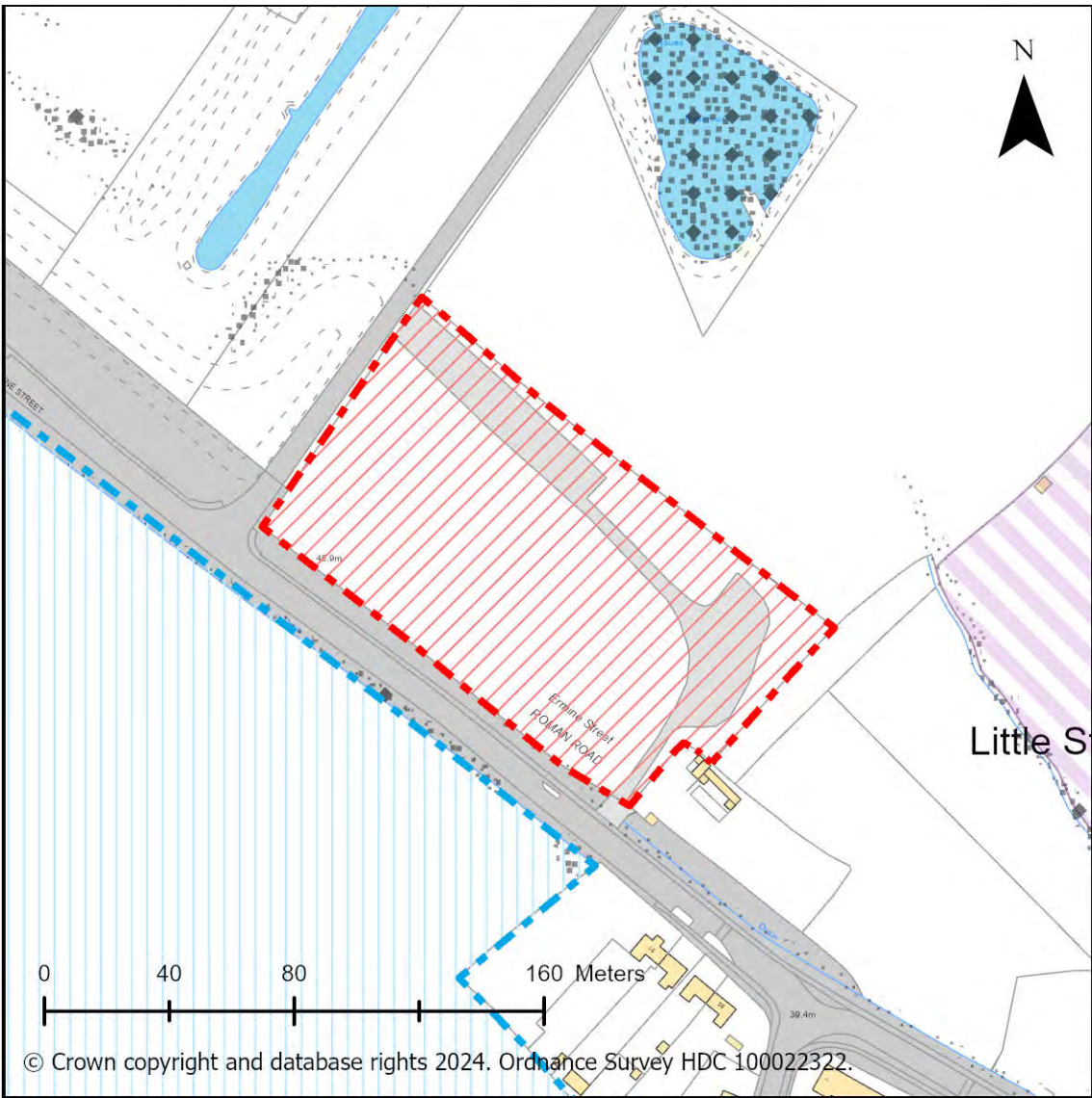
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space: Natural, green of open space Biodiversity net gain	circa 28 homes Public open space including a LAP and biodiversity net gain, land area not provided.	Available 2024-2028 Build out over 18 months.

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 355
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan Masterplan

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, low risk surface flood is present but negligible. The south eastern half of the site is grade 3 agricultural land whilst the north western is non agricultural land. The site slopes gently down from west to east. The southern and western boundary is screened by mature trees and hedgerow. The western edge is bounded by an access road to RAF Alconbury. Access to the site is available on the south east boundary off Ermine Street. The northern edge of the site looks out onto further open greenspace. Some hardstanding is present as part of the access to and within the site. The site and further	-
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greenspace to the north forms part of a protected settlement break designated in The Stukeleys Neighbourhood Plan highlighting the importance of the retention of the character and setting of Little Stukeley through its separation with other built development in Huntingdon, RAF Alconbury and Alconbury Weald. The proposed site forms a distinctive green break between the village of Little Stukeley and RAF Alconbury. Proposals on this land are not supported in the Neighbourhood Plan where this would individually or cumulatively lead to a reduction in the openness between settlements. The site is therefore not suitable for built development, but would be suitable for enhanced green infrastructure. A conservation area sits to the east. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a sand and gravel mineral safeguarding area nor a water recycling area.	
Availability The site is in single / individual company control and land control arrangements in place with a developer. Development is supported by the landowners. There are no known legal restrictions. The site is available 2024-2028 and would be delivered by a house builder, build out is estimated to take 18 months.	+
Achievability Mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure, access to gas supply is unknown. Access to the site would be via the south east boundary off Ermine Street, however the boundary of the site does not include this access meaning there could be issues with intervening land that may be outside the landowners control which could impede delivery and/or viability. However, access to Ermine Street would assist with the logistics of construction. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. The proposed site forms a distinctive green break between the village of Little Stukeley and RAF Alconbury. Proposals on this land are not supported in the Neighbourhood Plan where this would individually or cumulatively lead to a reduction in the openness between settlements. The site is therefore not achievable. The site promoter has noted that safe vehicular and pedestrian access can be introduced onto Ermine Street and it is proposed that a new access is introduced onto Ermine Street and this would connect in with the existing footway that runs along the site frontage. The existing trees and hedgerow present along the boundaries would be retained	-

and enhanced as part of the proposal as would trees onsite. A significant buffer would be provided between the site and the the airfield. Dwellings would be set back from the development boundaries and a LAP provided.	
Deliverability / developability The sites designation as a protected settlement break in The Stukeleys Neighbourhood Plan mean that the site is not suitable or achievable and as such is un deliverable and undevelopable.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No The sites designation as a protected settlement break in The Stukeleys Neighbourhood Plan means that the site is not suitable or achievable and as such is undeliverable and undevelopable.
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Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to the site's designation as a protected settlement break in The Stukeleys Neighbourhood Plan meaning that the site is not suitable or achievable, and as such is undeliverable and undevelopable.	N/A	N/A

Updates after the Initial Assessment

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The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307

Site reference	The Stukeleys 5
Site name	Land to the north west of the A141, between Huntingdon Racecourse and A1307

Site address	Parish(es)	Site area (ha)
Land to the north west of the A141, between Huntingdon Racecourse and A1307.	The Stukeleys	103.58ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics, distribution	55,741 sqm B2 uses 130,065sqm B8 use (total of 185,806sqm with 30% capped at B2)	Available 2024-2028 Build out over 2 to 3 years.

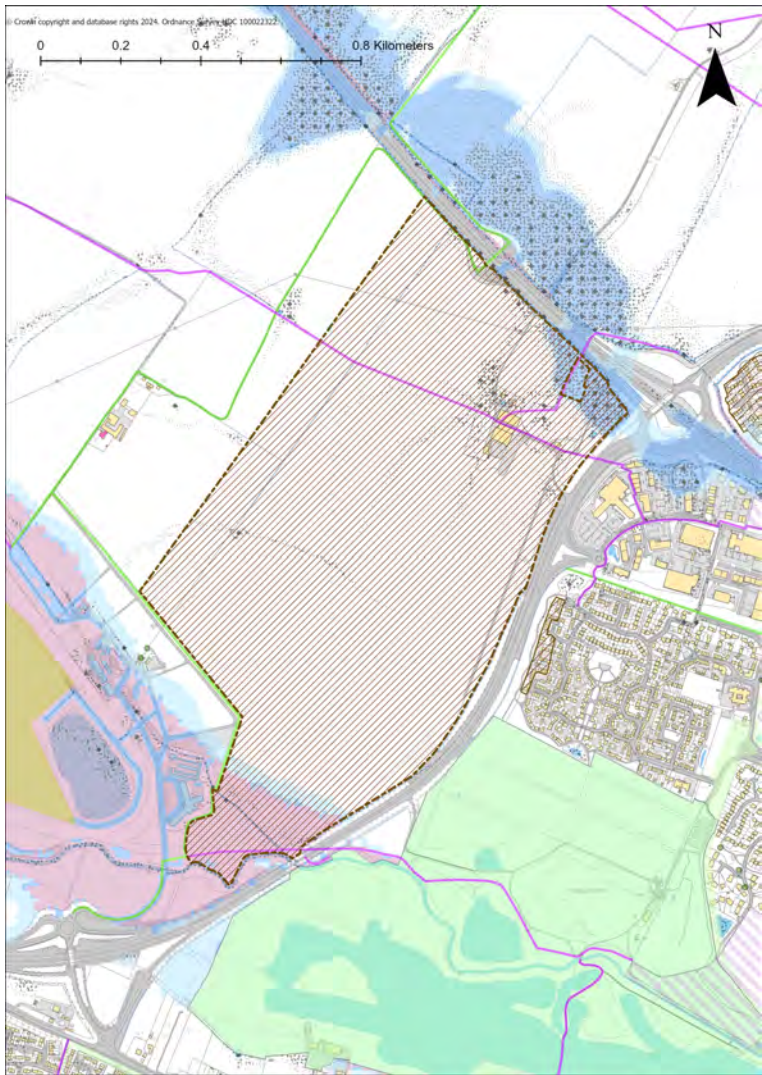
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 221
Relevant planning history	HELAA (December 2017): Brook Field Farm
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Construction phase social value framework Call for Sites Submission Letter Location plan Logistics in Huntingdonshire - Call for Sites Opportunity Document

	Logistics in Huntingdonshire - Call for Sites Technical Promotion Document including appendices on Site Location Plan, Constraints and Opportunities Plan, Concept Plan, Landscape Framework Plan, Landscape and Visual Appraisal, Built Heritage , Archaeology, Technical Note, Transport, Air Quality, Drainage, Ecology, Arboriculture, Lighting, Ground Conditions and Utilities. Representations to Huntingdonshire Local Plan Issues Consultation - July 2023
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	5% approximately 4.8 ha in Flood Zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The majority of the site sits within flood zone 1 however flood zone 2, 3 and 3b are present in the south eastern corner, surface water flood risk is present on the site. The majority of the site is grade 2 agricultural land , sandwiched by small strips of grade 3 agricultural land on the northern and southern boundaries. The land rises quite significantly towards the centre of the site with a minimum variation of 10m, this undulation is reflective of its location within the Central Claylands. The eastern edge of the site is bounded by the A141, with the majority of the edge screened by mature trees and hedgerow, views into the site can be seen clearly however from the southern third of the eastern edge showing the prominent landscape features. The southern boundary	~
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abuts Local Plan allocation HU9 Huntingdon Racecourse which is substantially screened by trees and hedgerow and the northern boundary also screened by substantial trees and hedgerow.

Views into the site are in general transient in nature from those travelling along the A141 and A1307, however elevation of buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from the Racecourse could be significant without careful masterplanning.

The site has multiple access points including from off the A141, A1302 and via a bridge crossing which provides agricultural access to the fields separated by the A1307. Local Plan allocation HU1 Ermine Street sits across the road to the north. Brookfield farm sits within site, which includes residential properties and associated farm buildings. A public right of way traverses the northern half of the site, another runs along the southern boundary and one is located outside, but close to the north western boundary (between 200-400m away) meaning views of the landscape can be seen from within, both the public right of way in the north of the site and on the southern edge provide connections to residential properties and Hinchingsbrooke Country Park respectively. The Southern most corner also connects and includes the edge of the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley).

The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector.

There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site. Overhead power line cross the north western corner. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is predominantly greenfield land, opportunities to contribute to regeneration are negligible. A small portion of the south end of the site sits within a sand and gravel mineral safeguarding area. The site does not sit within a water recycling area.

Availability The site is in single family ownership and is optioned, development is supported by all landowners. There are no known legal restrictions. The site is available 2024-2028 and would be delivered by a master developer, build out is estimated to take 2 to 3 years.	+
Achievability Digital and telecommunications infrastructure is accessible from the site boundary however, gas, mains water and electricity supply are not immediately accessible. Existing access to the site is available via the A141 or A1307 and close to the A1, access via these roads would assist with the logistics of construction and operation of the site. There is no known	~

pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, overhead power line crosses the north eastern corner, which may require mitigation depending on the layout of the site. The site has significant topographical challenges due to the elevation of the land meaning the elevation of buildings may have an adverse impact on the landscape setting, this would have to be investigated through the masterplanning process. The increase in traffic generated by the site could increase noise, air and light pollution and impact the road network, a transport impact assessment would be required. The presence of major roads may require further measures to safely integrate the proposed site with the existing residential area of Huntingdon (currently separated by the A141) The site promoter has provided a number of documents which note that the site will provide of structural landscaping around the development to provide a green backdrop in key views from the north of the site, including the provision of landscape corridors to break up development areas; create connections between the existing Hinchingsbrooke Country Park and the site, provide a green infrastructure corridor and habitat, pedestrian, cycle connectivity between Hinchingsbrooke and the allocations to the north of the site, provide a significant buffer to the Grade II Listed Waterloo Farm (to the north west); and contribute towards achieving at least 10% biodiversity net gain, with a target of 15%. It is envisaged that the electricity infrastructure on the northern edge of the site would not have any impact on the development of the site and access provided from the A141, by a new all movement junction connecting to Kingfisher Way, safe crossings would be provided across the A141 for active travel routes.	
Deliverability / developability There are no known legal or ownership constraints. Constraints such as landscape impact as a result of topographical challenges would require careful consideration. It is proposed that the site would be delivered by a master builder and build out would be expected over 2 to 3 years. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: The site is greenfield agricultural land and predominantly grade 3 agricultural land

- The majority of the site is flood zone 1 (approximately 94ha/91%), flood zones 2 , 3a and 3b present, there is some risk from surface water flooding. - The site may impact on SSSIs, heritage assets, (listed buildings) and nature conservation assets. - Elevation of the proposed buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from adjacent Huntingdon Racecourse could be significant. - Impact on water resources is unknown and would be dependant on the industries that occupy the site and their need for water to undertake their operations. - The size and use of the site has the potential to increase traffic on the local and strategic road network (A1, A141 and A1307) creating air and noise pollution. - Light pollution from the proposed uses may impact upon the wider countryside setting, nature conservation assets and the wider countryside. - Safe crossing of A141 and active travel routes would assist in the integration of the site with the wider community. - The site has the opportunity to support retention and growth of indigenous companies and provide opportunities for new investment to enhance the local economy In combination the outcomes of the LAA and SA indicate that the site: - The site presents the opportunity for economic benefits to the community through increased jobs and economic linkages and opportunities for local business or new investment. - Elevation of buildings and impact on wider countryside would require assessment and mitigation. - Noise, air, and light pollution and transport impact would require mitigation. - Flood mitigation would be required. - Mitigation and assessment of the impact on SSSIs, heritage assets, (listed buildings) and nature conservation assets would be required. - Safe integration and crossing points across the A141 to Huntingdon should be investigated to minimise car travel. - Overhead power line crosses the north eastern corner, which may require mitigation depending on the layout of the site. - The site has the opportunity to contribute towards habitat connectivity.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross Site area of 103.58ha	Net developable area of 62.148ha	Available post 2028 to allow for allocation of site

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
60% net developable area to allow for reduced impact on heritage, nature conservation assets, impact on the wider countryside and flood mitigation. 103.58ha x 60% = 62.148ha	70% /30% split of logistics/ distribution and employment land respectively as indicated by the site proposal. 70% x 62.148ha = 43.58036ha net developable area for logistics/distribution. Commercial - logistics/distribution at 0.40 plot ratio = (43.58036ha x 0.40)*10,000= 65,255.40sqm 30% x 62.148ha = 18.6444ha net developable area for employment. Commercial - Employment at 0.35 plot ratio to reflect business park density = (18.6444ha x 0.35)*10,000= 174,014.40sqm Total Commercial - 65,255.40sqm + 174,014.40sqm = 239,269.80sqm	Build out over 2 to 5 years

Updates after the Initial Assessment

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The Stukeleys 6: Huntingdon Racecourse

Site reference	The Stukeleys 6
Site name	Huntingdon Racecourse

Site address	Parish(es)	Site area (ha)
Huntingdon Racecourse, Thrapston Rd, Brampton, Huntingdon PE28 4NL	Brampton The Stukeleys	69.00ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Commercial leisure uses Logistics, distribution Infrastructure: Transport and parking / lorry parking Open Space: Outdoor sports and leisure (racing and non racing) and essential facilities. Facilities for leisure events and conferencing.	Unknown	Available 2023 Build out unknown

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 276
Relevant planning history	HLP2036 site allocation: HU9 Huntingdon Racecourse HELAA (December 2017): Huntingdon Racecourse

Application number: 23/00176/FUL

Proposed development: Replacement of the existing stables, the creation of flood defence and floodplain compensation works and the installation of new access restriction bunds.

Outcome: Approved

Application number: 22/01456/FUL

Proposed development: Refurbishments, consisting of partial demolition and increasing height of stables.

Outcome: Approved

Application number: 22/01076/FUL

Proposed development: Refurbishments, consisting of partial demolition and increasing height of saddling boxes in association with Huntingdon Racecourse.

Outcome: Approved

Application number: 17/01640/FUL

Proposed development: Extension of Seafood Bar to form Owners and Trainers Restaurant

Outcome: Approved

Application number: 1000161FUL

Proposed development: Alterations to elevations and erection of canopy. Change of use from betting shop to bar (A2 to A4)

Outcome: Approved

Application number: 0801153FUL

Proposed development: Erection of new south stand incorporating weighing room, hospitality areas and spectator viewing terrace

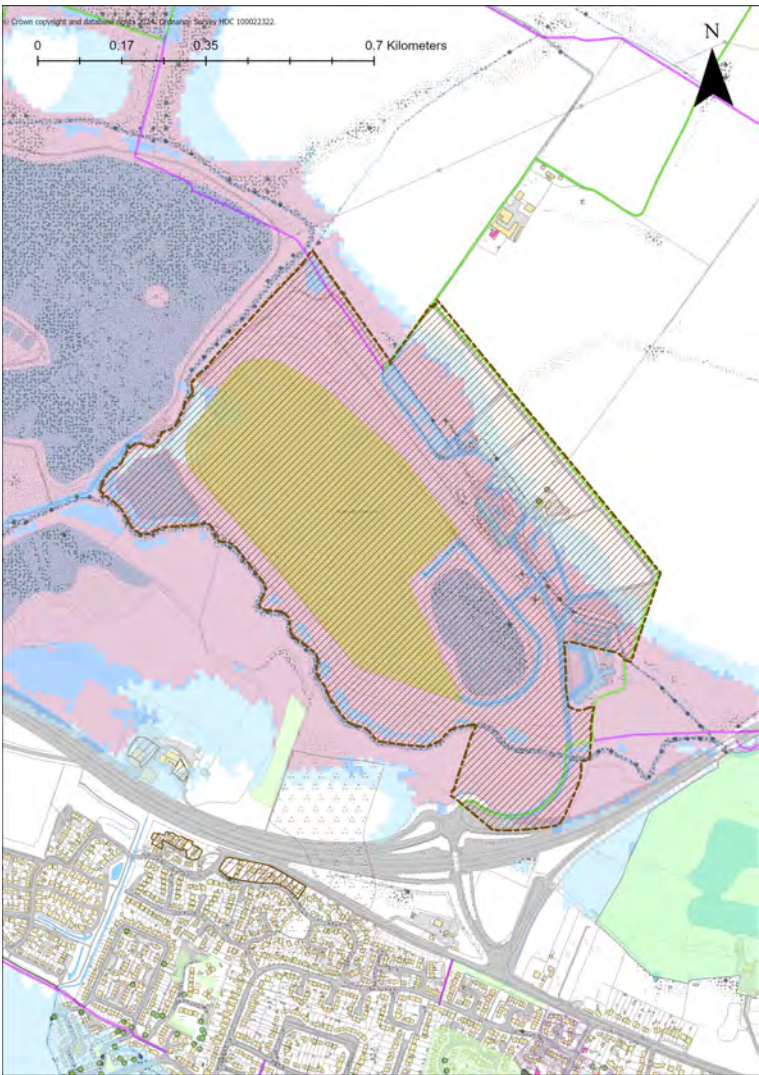
Outcome: Approved

	Application number: 0702325FUL Proposed development: Re-siting of members entrance building Outcome: Approved Application number: 0604044FUL Proposed development: Extension for use as restaurant and alterations to racecourse buildings Outcome: Approved Application number: 0603166FUL Proposed development: Alterations and extensions to racecourse Outcome: Approved Application number: 0400146FUL Proposed development: Retention of temporary trackside chalets for hospitality use Outcome: Approved Application number: 9300274FUL Proposed development: Formation of flood lagoon, involving the extraction of sand and gravel. Erection of temporary bailey bridge. Outcome: Approved Application number: 9300275FUL Proposed development: Formation of lagoon, irrigation & recreational use involving extraction of sand & gravel & temporary bailey bridge Outcome: Approved Application number: 8501346FUL Proposed development: Betting shop and office, paddock enclosure
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	Outcome: Approved
Land type	Part previously developed and part greenfield
Current use of the site	Horseracing venue Conference and event facilities Outdoor recreational and leisure facilities
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	72% of the site is in flood zone 3b (50 ha). More than 0.25 ha remaining	Pass
Designated local green space	None	Pass
Nature conservation designation	Part of site contains Bampton Racecourse SSSI	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

	Commercial Use	Logistics/ Distribution
Context, constraints and potential suitability 72% of the site is in flood zone 3b (50 ha), just over 5ha is within Flood zone 1, with the remainder is in flood zone 2 and 3. Over half of the site is susceptible to high risk surface water flooding. The site is grade 3 agricultural land. The site is flat and contains a number of uses associated with the operation of the racecourse including stables, bar, stands, parking etc. An hotel sits just outside the south eastern corner of the site. The majority	+	-

of the site is open greenspace including the race track which contains Brampton Racecourse SSSI which supports an extensive area of unimproved neutral grassland. The site sits within the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) and a public right of way runs along the north eastern boundary, some of the site can be seen from vantage points such as the A1 and A141 and a public right of way. Any proposed uses on the site would have to provide suitable flood mitigation and be of a use that would not detrimentally impact the SSSI. Access to the site is via a roundabout off the A141. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site and there are no tree preservation orders affecting it. The site is within a sand and gravel mineral safeguarding area, however the site appears to have been quarried and refilled meaning this status should not affect the site. The site is not a water recycling area. The site is previously developed and part greenfield, due to the nature of the site the compatibility of uses is an important determinant in the suitability of uses on the site. The site is allocated in Huntingdonshire's Local Plan to 2036 for a mix of uses which would facilitate the continued use of site for a racecourse, including complementary conference and events facilities, this suitability is substantiated by the approved applications noted above. However, uses such as logistics / distribution and or lorry parking could detrimentally impact the nature conservation value of the site biology and ecology, the uses could increase light, air and noise pollution.		
Availability The site owned and controlled by a single company and development is supported by the landowners. There are no known legal restrictions. The site is available from 2023 development would be delivered directly by the landowner, build out is currently unknown.	+	
Achievability The site promoter notes that gas supply is accessible from the site boundary and mains water and electricity supply and digital and telecommunications infrastructure are accessible within the site. The racecourse is accessible from a roundabout off the A141 which would assist in the logistics of construction and provides suitable access to those using the racecourse and associated facilities.	+	-

There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead power lines. The site is within a sand and gravel mineral safeguarding area, however the site appears to have been quarried and refilled meaning this status should not affect the site. The site is not in a water recycling area. The presence of a SSSI within the site and flood zone 3b mean that development would have to be carefully masterplanned to avoid detrimental impact on these areas and prevention of the increase of flood risk or surface water run off, an ecological survey and flood risk assessment would be required. Some uses have been demonstrated through approved planning permissions to be suitable with mitigation. The site is partly previously developed land and partly greenfield land, redevelopment of previously developed land could provide opportunities for regeneration and continued use of the site. The increase in traffic generated by the site, especially through logistics and distribution uses could increase noise, air and light pollution and impact the road network, a transport impact assessment would be required. The site promoter proposes development on previously developed land and an area (circa 2.2ha) along the north eastern boundary which is outside Flood Zone 2 and 3 for a wide range of development opportunities including commercial, employment, storage and parking.		
Deliverability / developability There are no known legal or ownership constraints. Other constraints such as transport impact, flooding and impact on nature conservation designations would require resolution. The site is allocated with suitable criteria in Huntingdonshire's Local Plan to 2036 and is available from 2023. The site is categorised as developable for a mix of uses which would facilitate the continued use of site for a racecourse, including complementary conference and events facilities. However, uses such as logistics / distribution and or lorry parking could detrimentally impact the Nature conservation value of the site biology and ecology. The site could be considered developable for employment, commercial leisure uses, outdoor sports and leisure and facilities for leisure events..	+	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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	Uses such as logistics / distribution and or lorry parking could detrimentally impact the Nature conservation value of the site biology and ecology and will therefore will not be assessed. A sustainability appraisal will be undertaken for employment, commercial leisure uses, outdoor sports and leisure and facilities for leisure events.
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is heavily constrained by fluvial flood risk, risk of flooding with climate change at 1 in 100 (Design Flood) and surface water flood risk is also present. • The site is part previously developed land, some of which is located within flood zones 2 and 3 and part greenfield land and is grade 3 agricultural land. • Development should prioritise previously developed land reducing flood risk where possible and limit further new development to flood zone 1 in the north east of the site. • The site would provide opportunity for high and low density employment and retention of the Racecourse as a unique visitor attraction in the district. • The proposed uses have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape and increases in light and noise pollution. • Additional traffic generated could be mitigated by the existing dedicated junction from the A141. • The proposal would not reinforce the role of the town or nearby villages. • The site is within the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) and contains Brampton Racecourse SSSI. Extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting. • There is a listed building approximately 200m north of the site that could be adversely impacted by the development. • The site is currently home to Huntingdon & District Rugby Football club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility. In combination the outcomes of the LAA and SA indicate that the site:

- Could be appropriate for development if it is sequentially focussed on existing previously developed land, then within flood zone 1 in the north east of the site.
- Should ensure that development relates to the existing uses and operation of the site to avoid negative impacts on Huntingdon town centre.
- Will need to demonstrate flood risk mitigation or betterment especially on previously developed land.
- Would require any development to be sensitive to the natural landscape and incorporate carefully designed and located development sensitive to the greenspace uses and value of the site and wider landscape.
- Should demonstrate no detrimental impact on nature conservation designations within and nearby the site, its setting and the ecology and biodiversity of the site and impact upon nearby listed building.
- Should ensure retention of the Rugby Club if required.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 66.90ha Net developable area of 10ha taking into account land in flood zone 1 and previously developed land to allow for more comprehensive redevelopment if required. 70% net developable area to allow for landscaping and flood risk mitigation 10ha x 70% = 7ha	Developable area of 7ha Employment - Commercial leisure uses, outdoor sports and leisure (racing and non racing) and essential facilities, facilities for leisure events and conferencing at x 0.20 plot ratio to reflect sensitivity to local landscape and setting of SSSI Capacity = 7ha * 0.20 = 14,000 sqm	Available 2024 Build out 2 to 5 years

Updates after the Initial Assessment

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The Stukeleys 7: Millers' Land, Great Stukeley

Site reference	The Stukeleys 7
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Site name	Millers' Land, Great Stukeley
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Site address	Parish(es)	Site area (ha)
Millers' Land, Great Stukeley	The Stukeleys	2.5ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	Unknown	Available 2023 Build out estimated to take 2 years

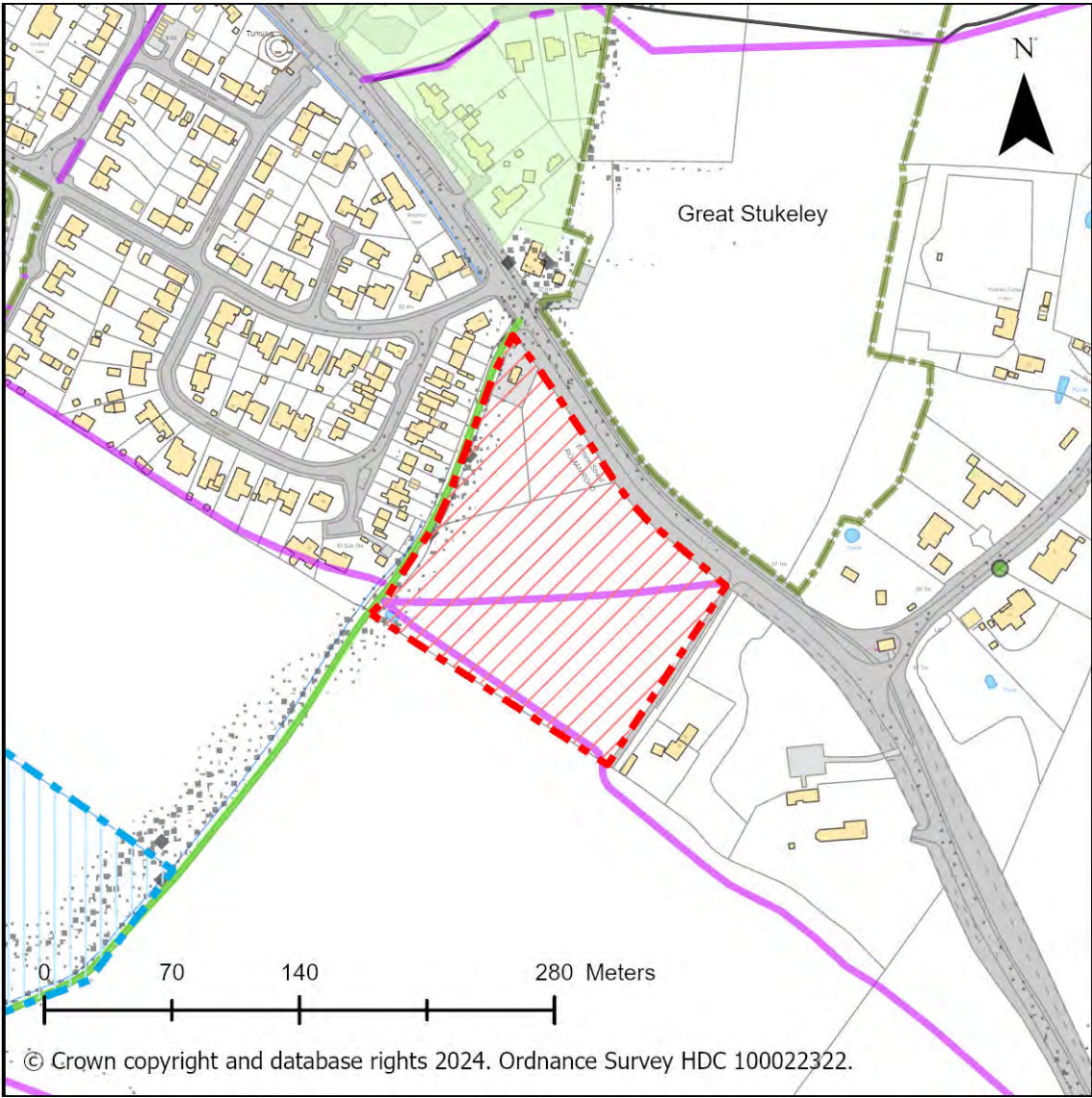
Core information

How was the site identified?	Ongoing call for sites submission, site reference: CfS23-24124
Relevant planning history	None
Land type	Wholly greenfield
Current use of the site	Agricultural land (pastoral)
Supporting information	Location Plan

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present along the western boundary, it is grade 3 agricultural land.	-
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The land is on the edge of a ridgeway sloping down towards the south west corner with height variations nearing 10m, there is a small barn/shed within the north western corner. The site is agricultural land used for grazing, and is surrounded by trees and hedgerow. The northern boundary abuts Ermine Street. A public right of way traverses the site south west to north east, another runs along and within the southern boundary and a bridleway runs just outside the western boundary, making the site an intersect for a number of active travel routes into the countryside. To the north sits a designated Local Green Space and the site itself is designated as a protected settlement break in The Stukeleys Neighbourhood Plan, a site of local importance that protects the rural character and landscape of the area and access to the countryside. It is therefore considered that development of the site would have a significant detrimental impact on the setting and character of Great Stukeley, impact local recreation and access to the countryside. It is therefore considered unsuitable for development.

There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site. Overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area and not within a water recycling area.

Availability

The site is in single family ownership and control, development is supported by the landowners. The site promoter notes legal restrictions as a "footpath on land, through the centre from the western corner to the eastern corner. Alternative bridleway is on the Western side of the land." The site is available from 2023 with planning permission required and then land sold to a third party for development. Build out is estimated to take 2 years.

Achievability

The landowner notes that gas and electricity supply are accessible from the site boundary with mains water within the site. Access to digital and telecommunications infrastructure are noted as unknown and that overhead powerlines could affect the site being developed. The site could be accessed from the B1043, but no access solution has been provided. There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site. Overhead powerlines cross the site which would require mitigation.

The proposed site is a protected settlement break, proposals on this land are not supported in the Neighbourhood Plan where this would individually or cumulatively lead to a reduction in the openness between settlements, impact landscape and townscape character and recreational access to the countryside. The site is therefore not achievable.

The landowner notes that overhead lines could be rerouted by the DNO.

Deliverability / developability The sites designation as a protected settlement break in The Stukeleys Neighbourhood Plan mean that the site is not suitable or achievable and as such is un deliverable and undevelopable.	-
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No The sites designation as a protected settlement break in The Stukeleys Neighbourhood Plan means that the site is not suitable or achievable and as such is undeliverable and undevelopable.
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Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to the site's designation as a protected settlement break in The Stukeleys Neighbourhood Plan meaning that the site is not suitable or achievable, and as such is undeliverable and undevelopable.	N/A	N/A

Updates after the Initial Assessment

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

Site reference	The Stukeleys 8
Site name	Heron Shore, Land South of Owl End, Great Stukeley

Site address	Parish(es)	Site area (ha)
Heron Shore, Land South of Owl End, Great Stukeley	The Stukeleys	2.00ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Custom and self-build housing	Unknown	Available 2023 Build out unknown

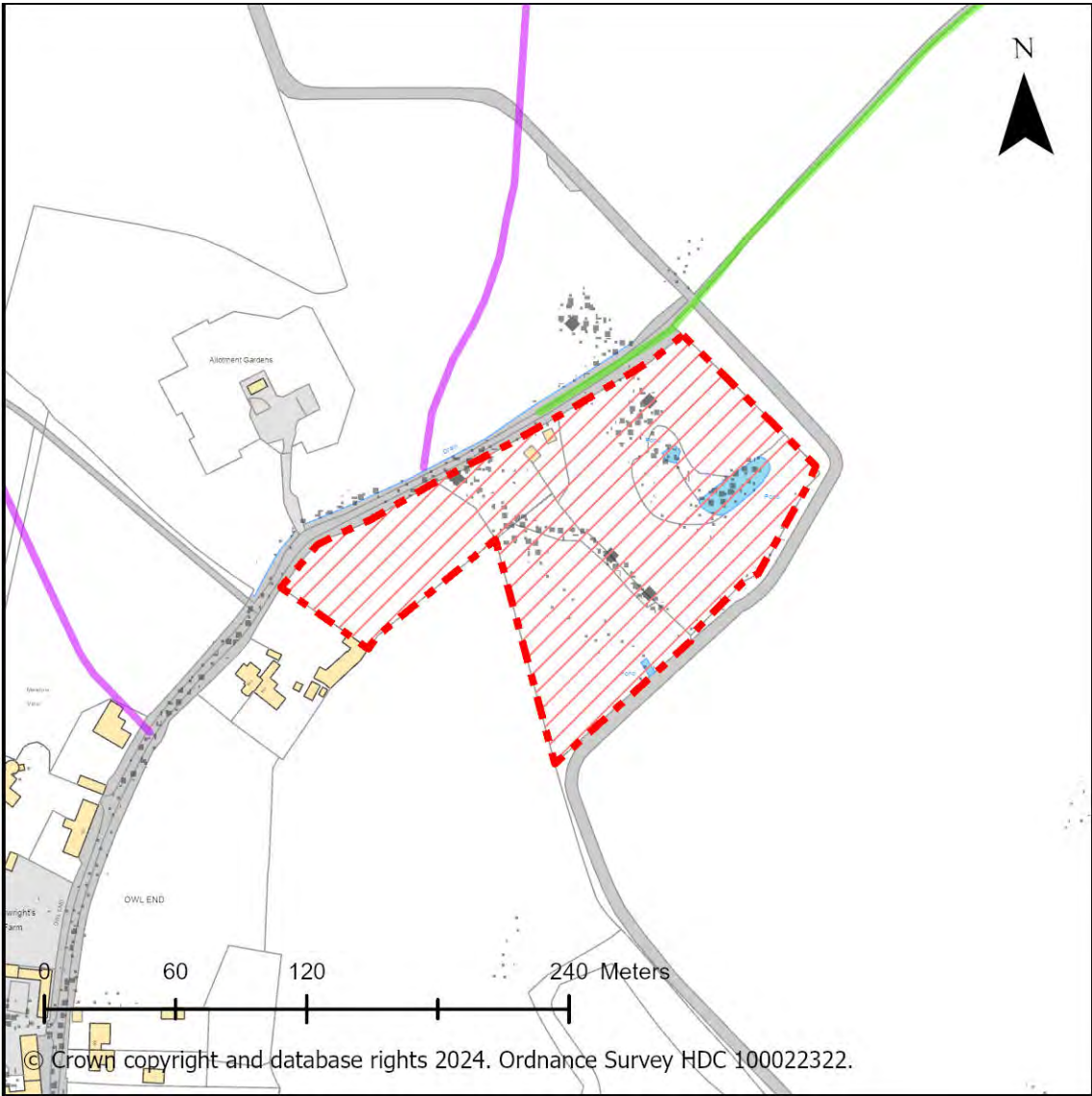
Core information

How was the site identified?	Ongoing call for sites submission, site reference: CfS23-24210
Relevant planning history	Application number: 17/02140/OUT Proposed development: Erection of two detached dwellings with garaging. Outcome: Refused
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	No	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	No	Pass
Designated local green space	No	Pass
Nature conservation designation	No	Pass
Within mineral development area or water recycling area	No	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk is present within the site. The north western half of the site is grade 2 agricultural land and south eastern grade 3. The land is relatively flat and 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 and interrupted with green breaks. The majority of the site is bounded by trees and hedgerow and trees and ponds are located within the site. The northern boundary boundary abuts strategic allocation SEL 1.1	~
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- Location Former Alconbury Airfield and Grange Farm; two isolated residential properties abut the southern boundary. 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 may be significant. Local allotments are immediately west of the site. Access to the site would be via Owl End, a narrow road and is out of keeping with the character of the area which is predominantly dispersed isolated pockets of development. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area nor a water recycling area.	
Availability The site is in single family ownership and control, development is supported by the landowner(s). There are no known legal constraints. The site is available from 2023 and build out would depend on the purpose of the site, which would be sold to a developer following allocation of the site.	~
Achievability The landowner notes that access to gas and electricity supply and digital and telecommunications are unknown, with mains water within the site. Access to the site would be via Owl End, a narrow road, which may require substantial upgrades to allow for access for potential residents and construction vehicles. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, nor overhead powerlines. Impact on the landscape and separation from Great Stukeley with strategic allocation SEL 1.1 could impact the setting of the countryside and Great Stukeley.	~
Deliverability / developability There are no known legal or ownership constraints. Constraints such as access to the site, and compatibility with the character of owl end could inhibit development of the site. The site is available from 2023 and build out would depend on the purpose of the site, which would be sold to a developer following allocation of the site. The site is classified as developable.	~

Progression of Site through to Sustainability Appraisal

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

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

- The site is not constrained by fluvial flood and has minimal surface water flood.
- The site is wholly greenfield land and is half grade 3 and half grade 2 agricultural land.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The site is more related to the countryside and has access to active travel links.
- 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 significantly impacting the character of the village.
- There is a potential that increase development could impact a nearby scheduled monument and SSSI.
- The site has limited access to local services and facilities and employment opportunities are 5km away.

In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:

- Is not considered suitable for development as the site relates more to the countryside than Great Stukeley and it cannot be effectively masterplanned to integrate with the existing settlement.
- Could create further opportunity to link Great Stukeley into strategic allocation SEL 1.1 impacting the character of the village and landscape impact.
- Could increase harm to a nearby scheduled monument and SSSI.

HDC's Delivery Calculations

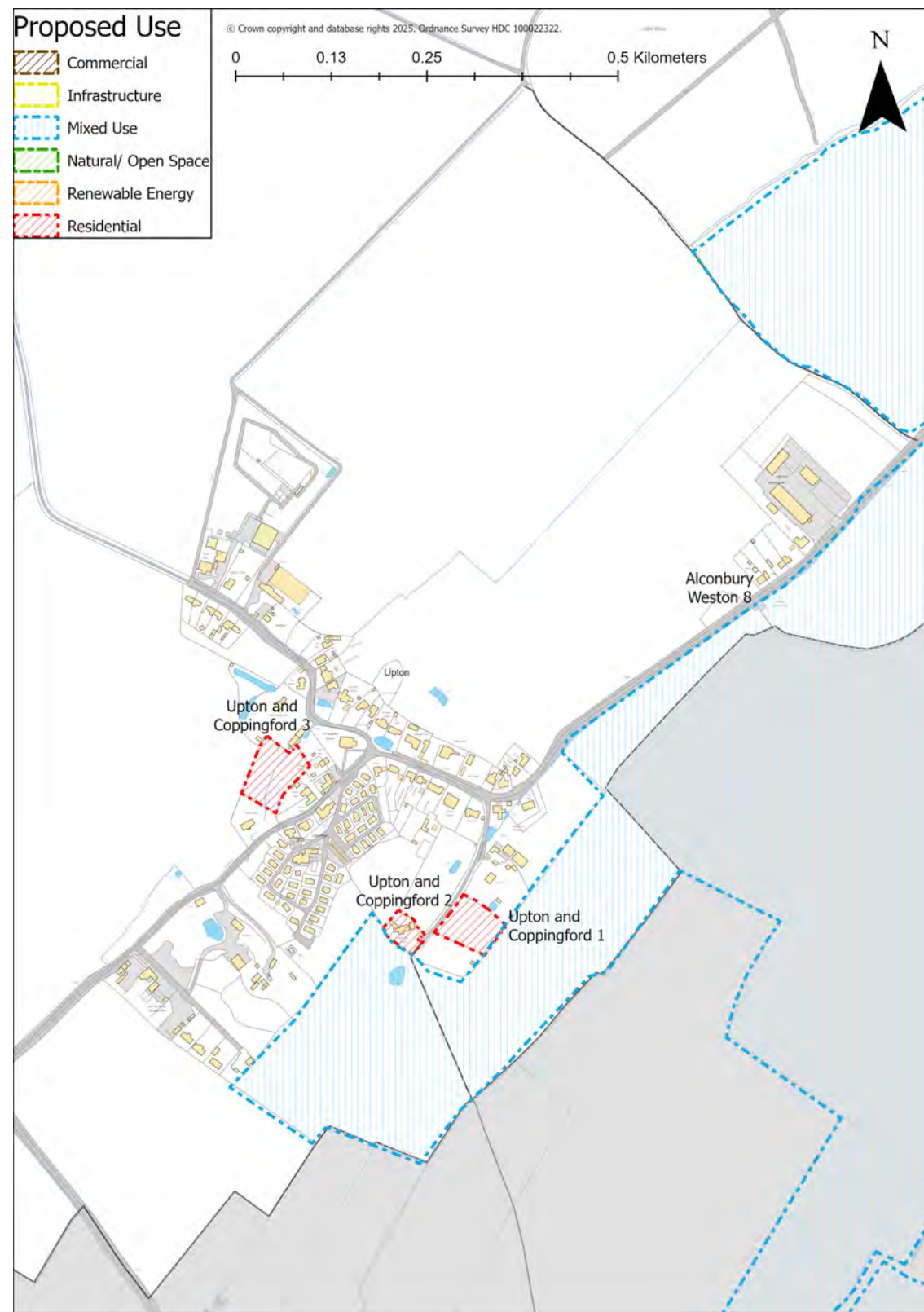
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

Upton and Coppingford

- 13.21** A total of three sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

 - Upton and Coppingford 1: Land to South West of South Farm, Upton
 - Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton
 - Upton and Coppingford 3: Land at Christ's College Farm, Upton
- 13.22** Please note that 'Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield' also partially falls within Upton and Coppingford parish as well as The Stukeleys, but it has been included under Alconbury Weston as most of the site lies within that parish area.



13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

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



Upton and Coppingford 1: Land to South West of South Farm, Upton

Site reference	Upton and Coppingford 1
Site name	Land to South West of South Farm, Upton

Site address	Parish(es)	Site area (ha)
Land to South/South West of South Farm, off Pig Market End, Upton, PE28 5YY	Upton and Coppingford	0.39

Promoter's Intentions

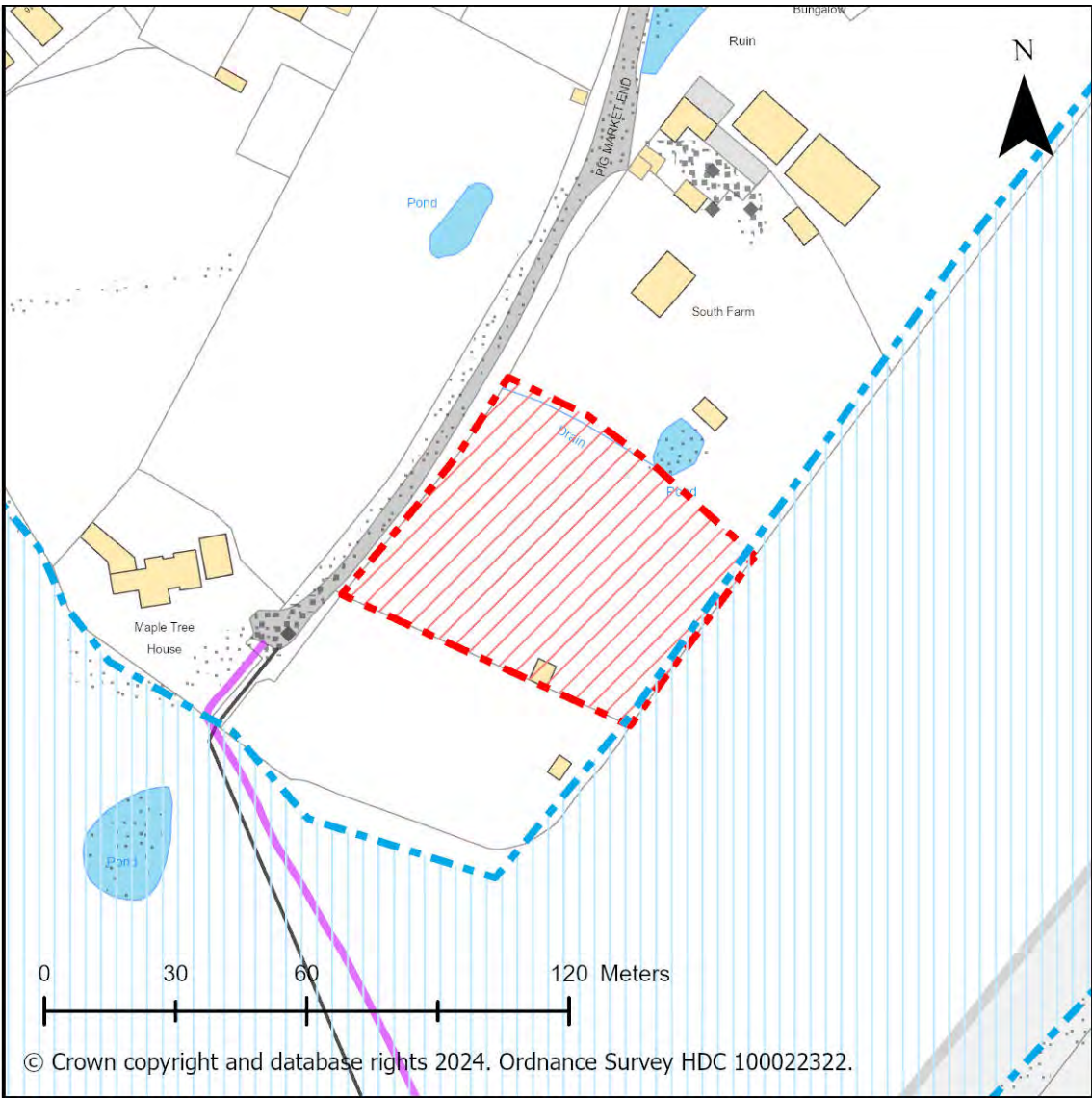
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	5 plots	Available 2023 Build out over 1 to 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:34
Relevant planning history	Application Number: 1402070FUL Proposed development: Replacement dwelling, car port and associated works Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Garden land
Supporting information	Location Plan & Existing Site Plan (Drawing Number: 8253-PA01)(Date: February 2019)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, the site is at risk of low risk surface water flooding on 0.12% of the site only. The site is grade 3 agricultural land. The site is flat and sits within a ridgeway within the Central Claylands landscape character area. The site is located in Upton a small village set within the countryside and surrounded by agricultural land. The village is predominantly characterised by linear development and associated agricultural uses and buildings. The proposed site is located on Pig Market End where built development becomes more dispersed with only three residential properties attributed to the 'End' which has a greater relationship with the wider countryside than the	+
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more residential area of the village. South farm residential property is located north of the site and can be clearly seen from within the site. The eastern edge looks out across open countryside, whilst the western and southern lined with trees and hedgerow. The site would require some landscaping address the relationship with the open countryside and proposed residential uses. Access to the site could be via Pig Market End a narrow lane, however the number of proposed plots on the site would not significantly increase traffic generation in the area.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.

Availability

The site is in single family ownership and individual control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023, with individual plots sold for self-build opportunities. Build out expected to take 1 to 2 years.

Achievability

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

The boundary plan is set back from Pig Market End meaning that it is unclear if access to the site is achievable or whether there may be issues with ownership or ransom strips. Further information would be required to establish achievability of access. The site is near the A1 which has the potential to assist with the logistics of construction, however Pig Market End is a narrow lane which may present minor issues.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines.

Deliverability / developability

There are no known legal or ownership constraints. Development would be required to address landscape impact and access. The site is contrary to policy so an allocation status would be required. The site is categorised as developable.

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is not constrained by fluvial flood risk and has minimum surface water flood risk. • The site is wholly greenfield grade 3 agricultural land. • The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m. • The site is has a greater relationship with the countryside than the residential area of the village. • The proposed density of the site would be in keeping with the village. • The site would require some landscaping to address the relationship to the open countryside and residential property to the north. • The site is not of a size or scale that would impact the form or character of the local area. In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide development of a scale that could be integrated into the existing place. • The site is less than 1ha and contributes to the government’s aspiration to promote sites suitable for SME builders. • Would require retention of trees and hedgerows where possible. • Requires flood mitigation. • The site would require some landscaping to address the relationship to the open countryside and residential property to the north.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.39ha 70% net developable area to address the relationship to the open countryside and residential property to the north. 0.39ha x 70% = 0.273ha	Net developable area of 0.273ha Residential – custom and self-build housing Very low density of 25 dph to reflect edge of settlement location	Available post 2028 subject to allocation Build out 1 to 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 0.273ha x 25dph = 7 homes	

Updates after the Initial Assessment

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Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton

Site reference	Upton and Coppingford 2
Site name	Land to East/South East of Maple Tree House, off Pig Market End, Upton

Site address	Parish(es)	Site area (ha)
Land to East/South East of Maple Tree House, off Pig Market End, Upton	Upton and Coppingford	0.17

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/affordable housing - Self and custom build housing	3-4 market homes or 1-2 self and custom build plots	Available 2023 Build out over 1- 2 years

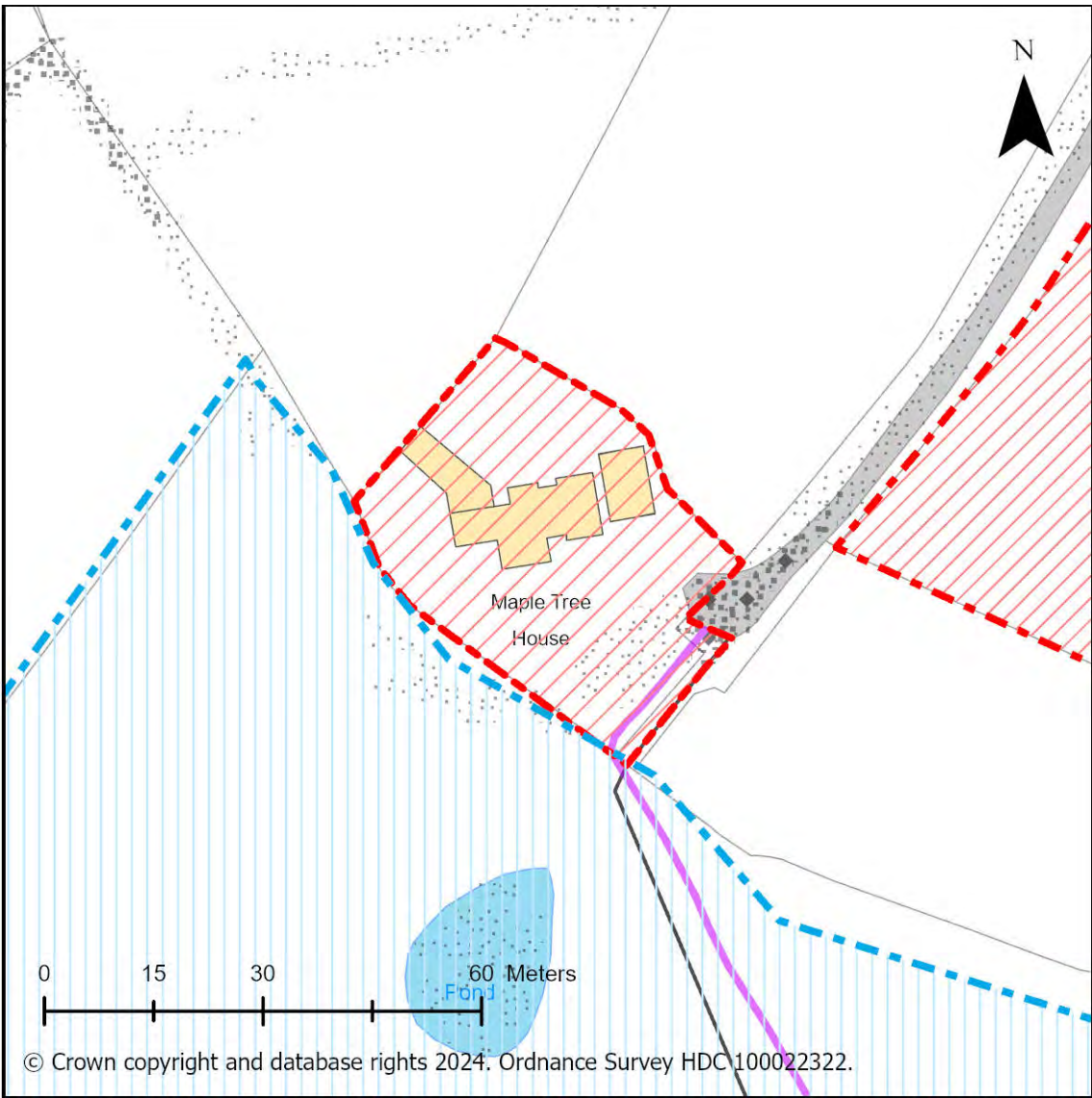
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2416
Relevant planning history	None relevant
Land type	Wholly greenfield and
Current use of the site	Garden land (existing home to be retained)
Supporting information	None submitted

Fundamental Constraints

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

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	The site is below 0.25ha and proposes fewer than 5 homes and therefore does not pass the minimum site size threshold for detailed assessment.	Fail



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is below 0.25ha and proposes fewer than 5 homes and therefore does not pass the minimum site size threshold for detailed assessment.
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Impact of the Sustainability Appraisal on the assessment

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

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

Updates after the Initial Assessment

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

Site reference	Upton and Coppingford 3
Site name	Land at Christ's College Farm, Upton

Site address	Parish(es)	Site area (ha)
Land at Christ's College Farm, Upton	Upton and Coppingford	0.41

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Specialist housing - Custom and self build housing or - Nursing and care homes	2 - 8 homes or 2 - 10 bed spaces	Available 2024 to 2028 Build out over 1 to 2 years

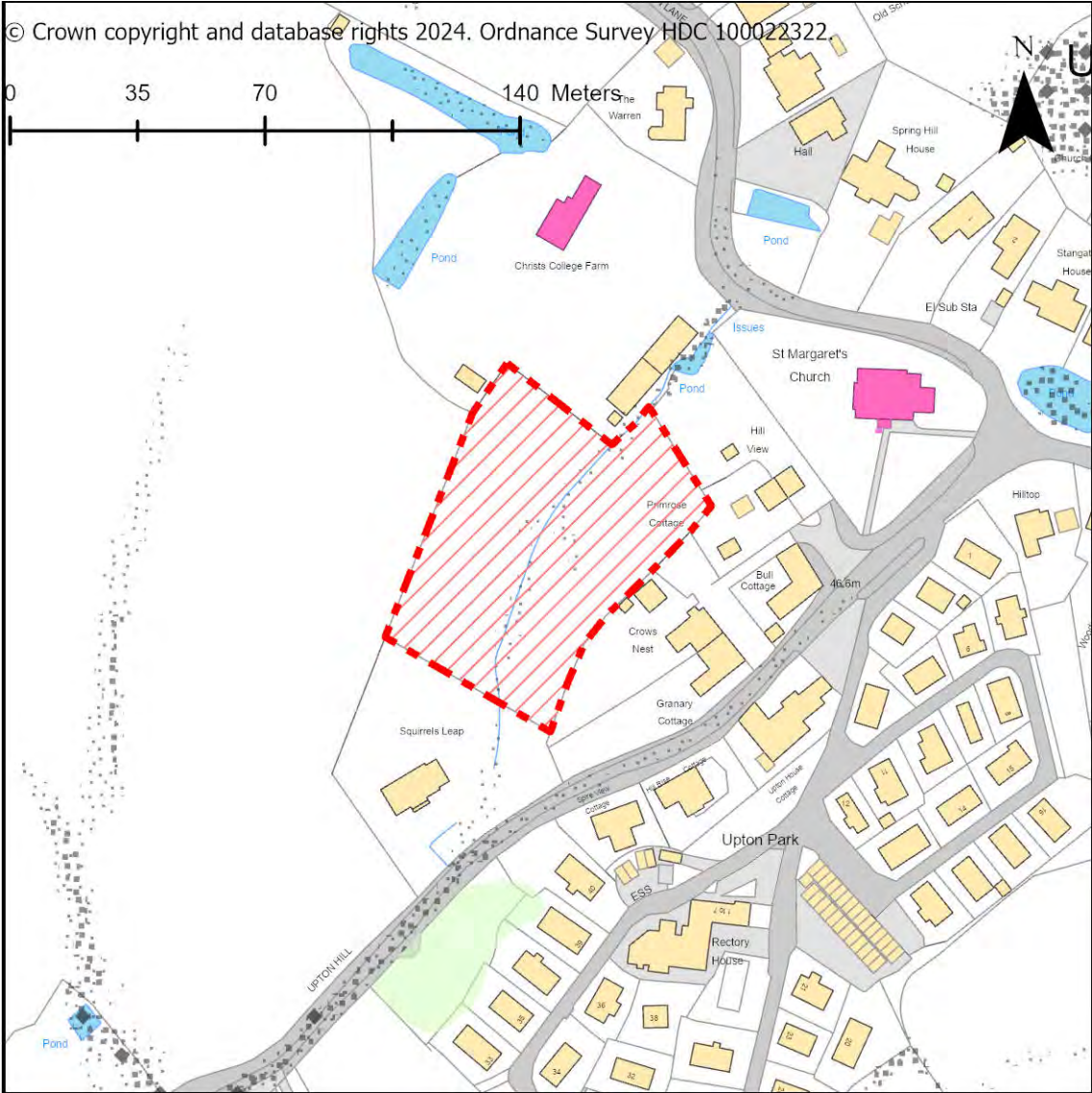
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2420
Relevant planning history	None relevant
Land type	Garden land
Current use of the site	Residential
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is located within flood zone 1 with some surface water flood risk focused through the centre of the site. This coincides with a drain that runs through the centre of the site from Upton Hill to Green Lane. The site is wholly classified as being grade 3 agricultural land. The site is broadly level but gently inclines towards its eastern edge. It is fairly open, a line of intermittent trees run along its western edge and there is vegetation from the boundaries of neighbouring properties along its eastern and southern edge. Its northern edge is completely open as it forms part of the large residential curtilage of Christs College Farm. It adjoins residential development to the south, east and north with the open countryside to the west. There is no known contamination or pollution on site and no oil or gas pipelines run through the site. There are no nature conservations on site. 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. Christs College Farm has an existing access from Green Lane, it is unclear whether this access will be shared with the proposed development and if this would be suitable. Engagement with the County Will will be required as the existing access is also located on a bend within Green Lane which is also a fairly narrow road. The site is greenfield so it would not contribute to the reuse of previously developed land or regeneration. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	~
Availability The site is in ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The landowners have identified several options for development on the site, they state that depending on what type of development is eventually pursued will be dependent on any set out in an allocation and wish to work with the Council further on this. They state that if the site was to be developed for market housing it is likely they would sell the site on after gaining planning consent but if it was assigned for custom and self build they would either sell individual plots themselves or sell to an agency to oversee these builds. The landowner identifies that the site will be available between 2024 and 2028 and could take 1 to 2 years to complete.	+
Achievability The landowner has identified that gas supply is not immediately accessible but mains water supply, electricity supply, the public highway and digital and telecommunications infrastructure are accessible from the site's boundary. The achievability of the development	~

will be dependent on whether heritage impacts can successfully be overcome as well as the provision of a safe access to serve the development. Engagement with care providers will be required to determine if there is a need for care spaces in this location.

Deliverability / developability

The site is greenfield with no structures to clear. There are however some cumulative constraints which make the site challenging to development namely heritage, location of a drain through the site and access. The landowner is still to decide and wishes to engage further on the residential uses on the site and an allocation status is sought. Therefore, the site is categorised as being developable.

Progression of Site through to Sustainability Appraisal

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

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

- Is not constrained by fluvial flood risk and has minimum surface water flood risk
- The site is wholly greenfield grade 3 agricultural land but in current residential use
- The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m
- The site has a greater relationship with the settlement than the countryside
- Would support development on sites of less than 1ha
- The site would require some landscaping to address the relationship to the open countryside and residential properties as well as the impact on designated heritage assets
- In depth development could impact settlement character but this may be overcome with sufficient landscaping and good design

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

- Has potential to provide development of a scale that could be integrated into the existing place and community.
- A detailed masterplan will require assessment on heritage assets, appropriate mitigation on these, landscaping and sustainable drainage.
- Engagement with the County Council on safe access to serve the potential quantum and types of development.

13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

- Engagement with care providers will be required to determine if there is a need for care spaces in this location.
- This engagement and masterplanning will shape what types of residential uses are eventually pursued and how much.

HDC's Delivery Calculations

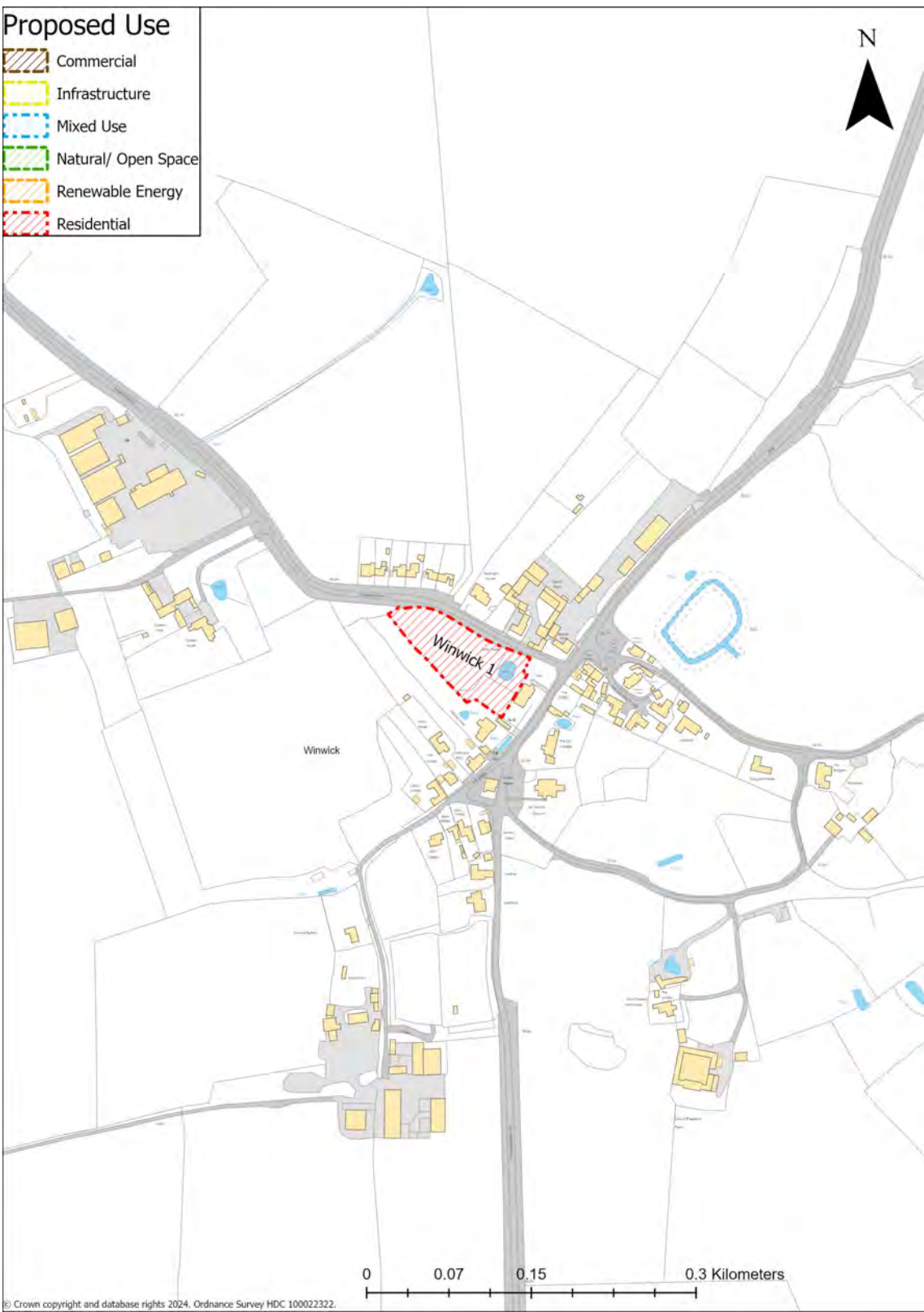
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.41ha 60% net developable area allowed for landscaping, mitigation of heritage impact and sustainable drainage. 0.41ha x 60% = 0.25 ha	Residential - market and/or affordable housing, or custom and self build plot or specialist housing Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.25 x 25 = 6 homes Residential - nursing or care spaces TBC - subject to engagement with care providers	Available post 2028 subject to successful allocation status Build out over 2 years

Updates after the Initial Assessment

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Winwick

- 13.24** A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:
- Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick



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



13 Area 3 - Northern Central Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick

Site reference	Winwick 1	
Site name	Land adjacent Winwick Village Hall, Thurning Road, Winwick	
Site address	Parish(es)	Site area (ha)
Land adjacent Winwick Village Hall, Thurning Road, Winwick, PE28 5PP	Winwick	0.60ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable homes Open Space Uses: - Natural, green or open spaces - Biodiversity net gain opportunities - Land to safeguard against flooding	5 homes 0.04ha natural, green or open space 0.06ha biodiversity net gain	Available from 2024-2028. Build out 1 to 2 years.

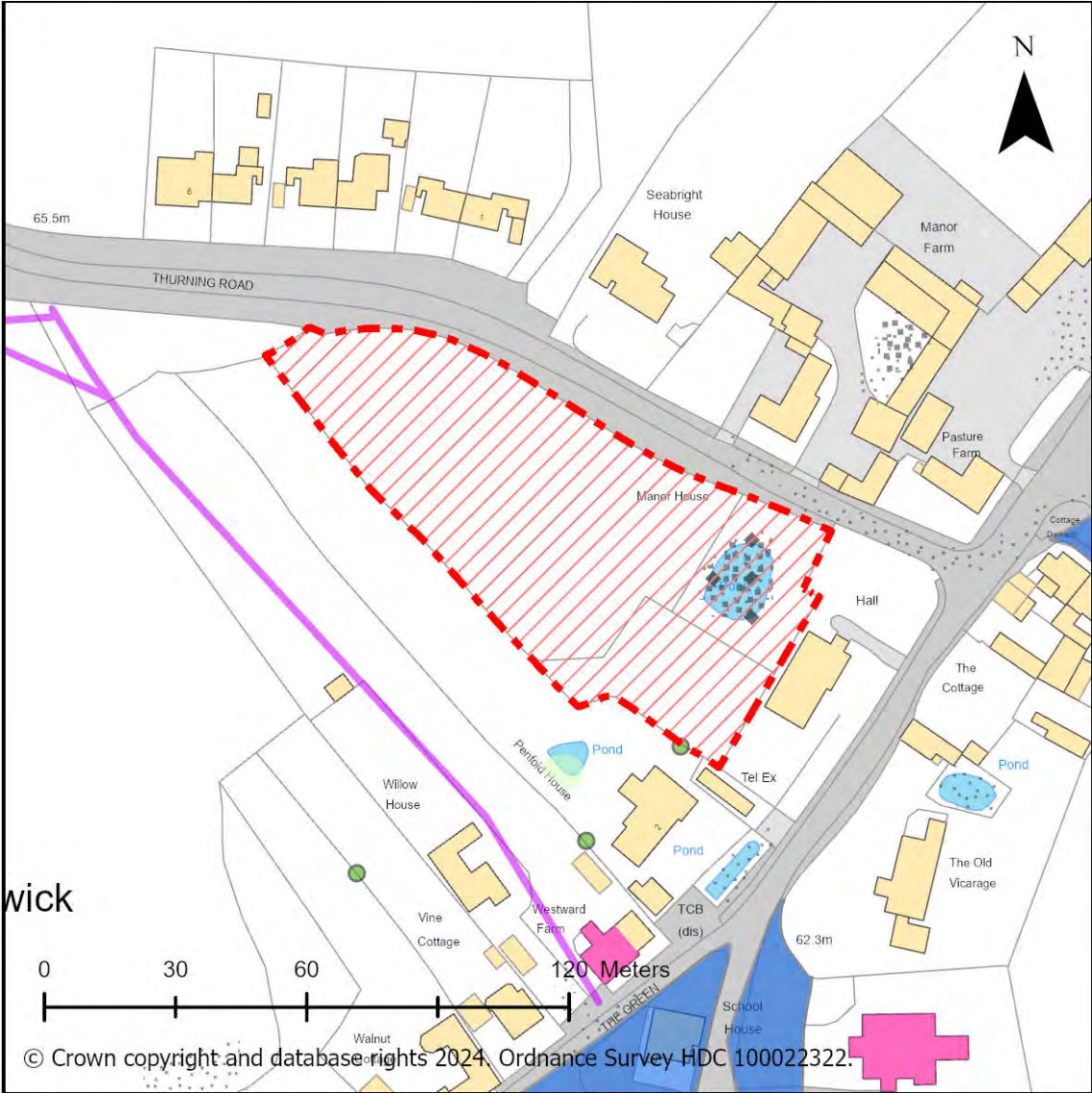
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS 299
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is not constrained by fluvial flood risk, some surface water flood risk in association with a pond within the site. The site is grade 3 agricultural land. The site frontage is located on Thurning Road, the land is flat and sits within the edge of a ridgeway, a feature of the Central Claylands landscape character. Winwick Village Hall sits on the eastern edge and a residential property in the south eastern corner whose back garden runs along the southern boundary and lined with established trees. Trees and hedgerow line the northern and eastern boundary. Landscape impact would be minimal if trees and hedgerow were retained. Some trees are present in the north eastern corner in the location of the pond and a tree preservation order sits on the south eastern boundary, which would require integration with the site. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. A telegraph pole and lines run along the northern boundary. There are no known conservation or heritage assets within the site. The site is greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.	+
Availability The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028 the site promoter proposes that allocation status would be acquired before the land is sold to a third party for obtaining planning permission. Build out is expected to take 1 to 2 years.	+
Achievability Access to gas and mains water supply is unknown as is digital and telecommunications infrastructure. Electricity supply is accessible from the site boundary. Access to the site can be achieved via Thurning Road. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. A telegraph pole and lines run along the northern boundary. There are no known conservation or heritage assets within the site.	+

The site promoter proposes 0.04 hectares of open space to retain the pond. The site promoter looks to the wider area identifying nearby heritage assets such as listed buildings, a scheduled monument, SSSIs, SPAs. The proposal to retain trees and hedgerow is proposed to minimise impact on the setting of heritage assets and ecological and archaeological surveys conducted if required.	
Deliverability / developability There are no known legal or ownership constraints. Development would need to address surface water flood risk. The site is available from 2024 and categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is not constrained by fluvial flood risk and has minimum surface water flood risk. - The site is wholly greenfield grade 3 agricultural land. - The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m. - The site is well related to the existing settlement. - The proposed density of the site would be in keeping with the village. - Trees and hedgerow bound the northern and western boundaries. A residential back garden runs along the southern boundary. - The village is characterised as having very few footpaths and the site is in proximity to heritage assets including a scheduled monument. - The site is not of a size or scale that would impact the form or character of the local area. In combination the outcomes of the LAA and SA indicate that the site: - Has potential to provide development of a scale that could be integrated into the existing place. - The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders. - Would require retention of trees and hedgerows where possible. - Requires flood mitigation. - Would require an assessment to determine impact on nearby heritage assets. - The development has the potential to be effectively masterplanned into the existing community by considering the wider townscape. Key considerations would be retention a pond, trees and hedgerow and impact on nearby residential properties.
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HDC's Delivery Calculations

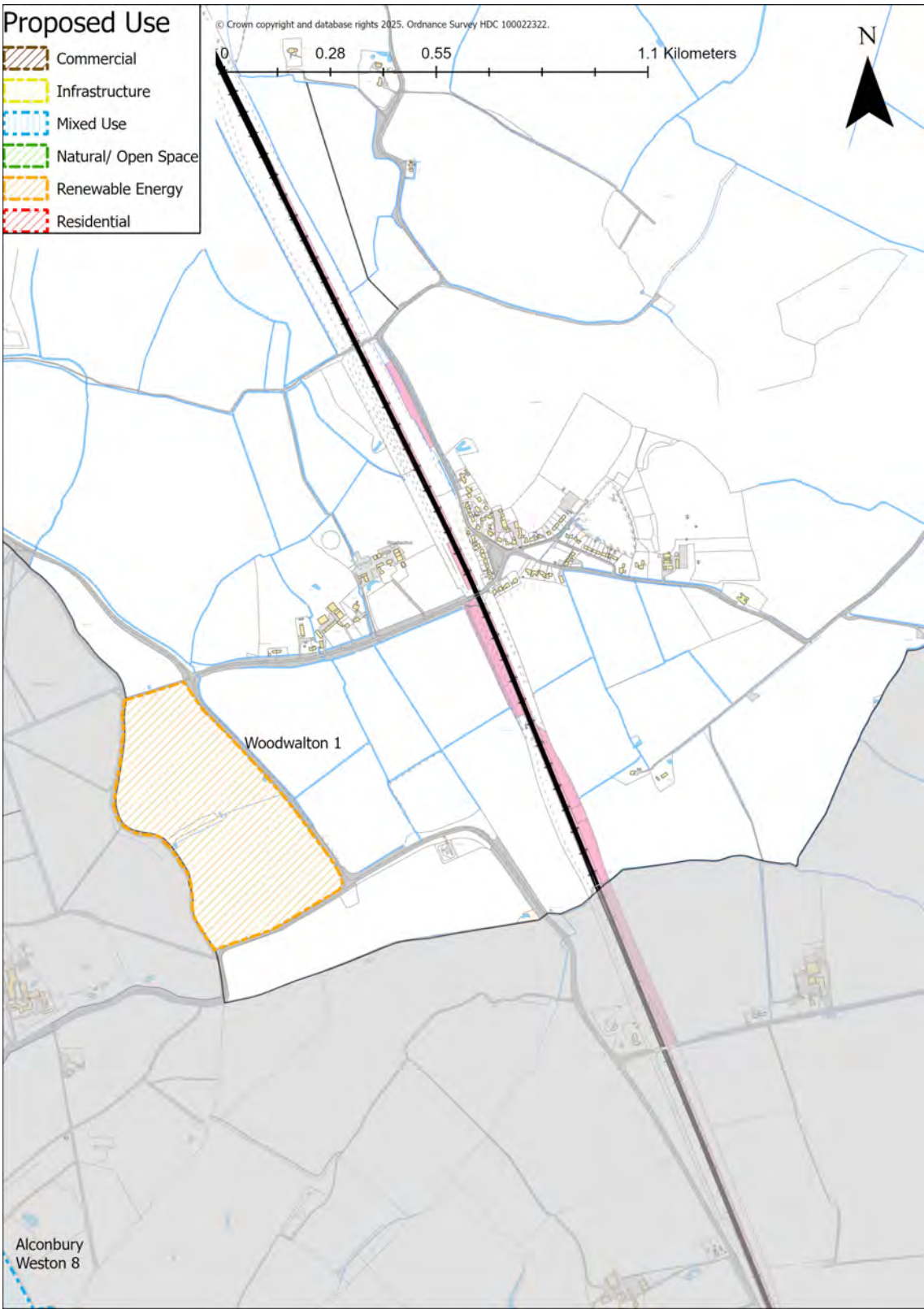
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.60ha 70% net developable area to enable retention of pond trees and hedgerow. $0.60 \times 70\% = 0.42\text{ha}$	Net developable area of 0.42ha Residential - Market and/or affordable homes. Extremely low density of 15dph to reflect surrounding village density. Capacity = $0.42\text{ha} \times 15\text{dph}$ = 6 homes	Available from 2024-2028. Build out 1 to 2 years.

Updates after the Initial Assessment

As part of the Autumn 2024 consultation, the site promoter submitted an indicative proposed plan (drawing number: 24 114 DK0001 A, November 2024) detailing how five dwellings will be accommodated on site alongside landscaping and an access from Thurning Road.

Woodwalton

- 13.26 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:
- Woodwalton 1: Land southeast of Monks Wood, Southwest of Woodwalton



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



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

Site reference	Woodwalton 1
Site name	Land southeast of Monks Wood, Southwest of Woodwalton

Site address	Parish(es)	Site area (ha)
Land southeast of Monks Wood, Southwest of Woodwalton	Woodwalton	21.16

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Infrastructure: Renewable energy	21.16ha solar farm	Available 2024 - 2028 Build out over 9 - 12 months

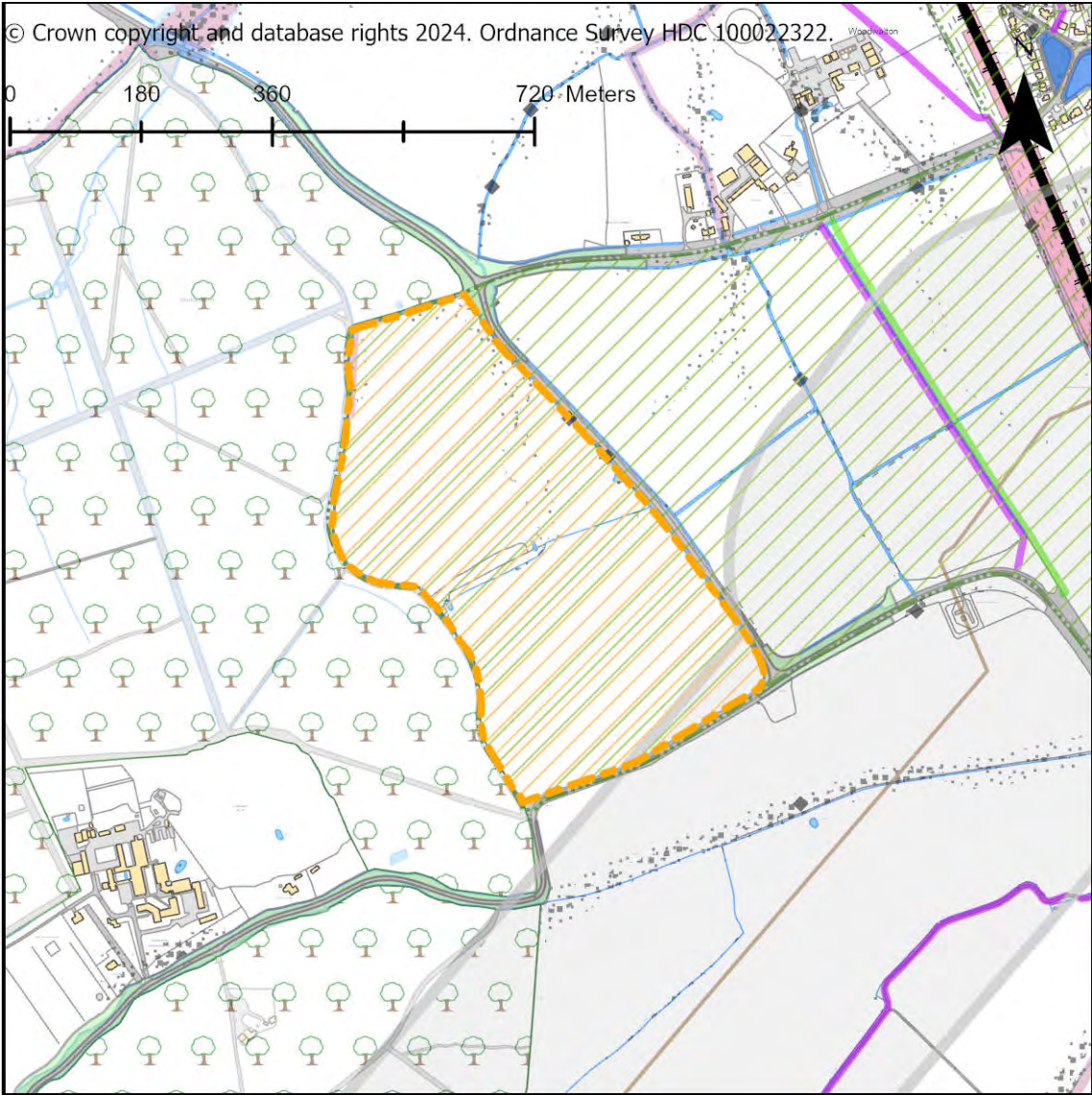
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24289
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	There is a small part of the site's north western edge that is within flood zone 3b.	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None on site but it does immediately adjoin Monks Wood SSSI/NNR and ancient woodland	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The 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. A drain runs east to west through the centre of the site. The vast majority of the site is classified as grade 3 agricultural land, its western edge is classified as being non-agricultural. The site is bounded on its western and northern edges by mature trees located within Monks Wood, its southern and eastern boundaries are completely open. Woodwalton Hill runs along the southern edge of the site and Woodwalton Lane along its eastern edge. As such there are views into the site and out across the wider landscape. Land levels within the site slope considerably by some 25m from its highest point along its southern edge to its northern edge, this slope enhances the opportunities for solar panels. There is no known contamination on site and no oil pipelines running through the site, however the buffer zone around a gas pipeline cuts through the south eastern corner of the site. There are no nature conservation designations on site but it is adjacent to Monks Wood Site of Special Scientific Interest/ National Nature Reserve and ancient woodland. The site is not part of these designations but it is likely to support similar species to those present in these protected sites. It is also located within the landscape and visual setting of the Great Fen. The site is in a prominent location particularly where the land levels change. Solar panels on the site may result in less significant landscape impact depending on their height from the ground. The impact of installing and maintaining infrastructure on the site on nature conservation designations will require investigation. There are no heritage designations on site or within its immediate vicinity. Access to the site could be achieved from Woodwalton Hill and/or Woodwalton Lane. The site is greenfield so its development will not contribute to the reuse of previously used or regeneration. The site is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.	~
Availability The site is controlled by a single individual/company who supports its development. The site promoter identifies that there are no known legal restrictions affecting the site. Exclusivity agreed and Option to lease in progress between landowner and developer. It is intended to acquire planning permission and then sell to a third party for development. The site promoter suggests the land is available now and could take between 9 and 12 months to complete. They anticipate that the site would be delivered between 2026-2032 to align with the Clean Power 2030 Action Plan which sets out the Government's view of the pathway to achieve clean power by 2030 and the steps needed to get there.	+
Achievability	~

The site promoter has identified that the public highway and electricity supply accessible from the site boundary, whereas as digital and telecommunications infrastructure and mains water supply are not immediately accessible and gas supply being unknown. There are no buildings on site so no clearance work would be required. The site can be accessed via Woodwalton Hill and/or Woodwalton Lane. The potential impact on Monks Wood needs further scoping, solar panels will likely impact its visual setting but its impact on the quality of the SSSI/NNR and ancient woodland will require further investigation as would the potential impact on the Great Fen. The Council's Climate Change evidence document E Renewable Energy Assessment suggests that the site has no technical suitability for renewable energy. The site promoter has stated that there is the potential for biodiversity and habitat enhancements to be integrated into proposals.

Deliverability / developability

There are no structures on site to clear. As highlighted there are nature conservation constraints to overcome particularly the potential impact on the SSSI/NNR and ancient woodland and the impact on the landscape and the setting of the Great Fen and the surrounding countryside. It is intended to acquire planning permission on site and then sell it to a third party for development. The site promoter states that the site is available now but no planning application has yet been submitted. Considering these factors, the site is considered to be developable.

Progression of Site through to Sustainability Appraisal

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

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

- Is wholly greenfield land with most of the site classified as grade 3 agricultural land
- Is in very close proximity to designated nature sites at Monks Wood (SSSI and NNR) and ancient woodland
- Some of the north western part of the site is constrained by fluvial flood risk and there is some surface water flood risk within the site
- Solar farm will assist in the generation of renewable energy
- There may be some impact on the setting of nature conservation sites and on the wider landscape including the Great Fen but this is likely to be minimal considering that development will be ground mounted solar panels

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

- Is not appropriate for a solar farm due to the close proximity to nationally significant nature conservation sites. Additionally, the Council's Climate Change evidence document E Renewable Energy Assessment suggests that the site has no technical suitability for renewable energy.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

During the consultation on additional sites in the Spring of 2025, the site promoter submitted an additional supporting document and plans in support of their proposal. The Councils' Renewable Energy Assessment has identified the land as having no technical suitability for renewable energy. This assessment used a series of primary constraints relating to physical features and environmental/heritage protection, sites that were constrained by these were removed as not having any technical potential. As highlighted in the LAA the site is in very close proximity to nationally significant nature conservation sites.