

UPDATED Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

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Document Information

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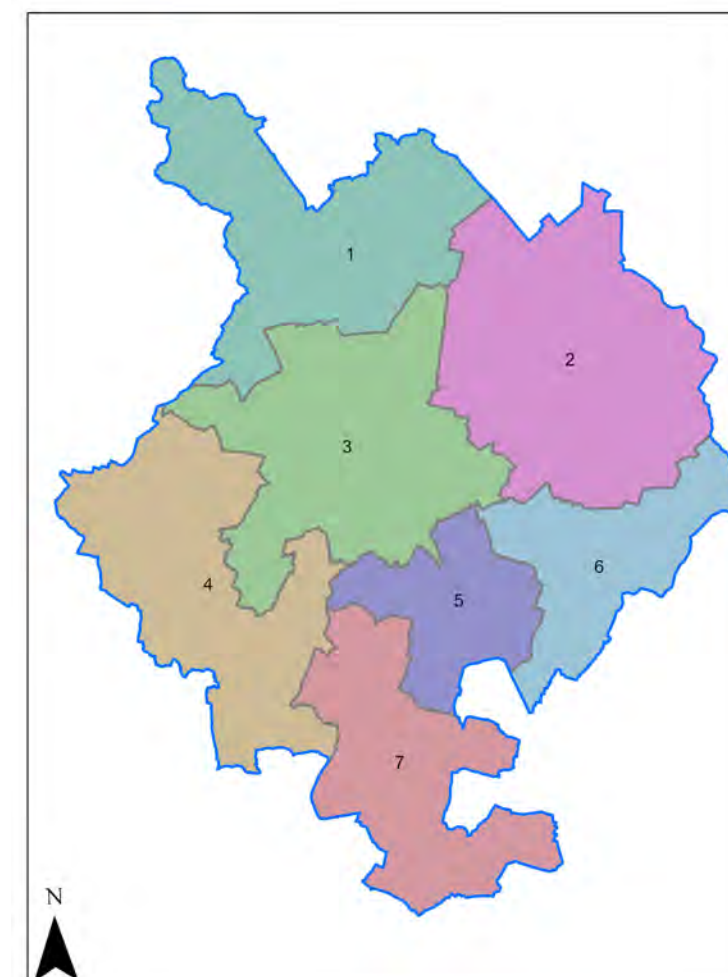
Document availability: Huntingdonshire Land Availability Assessment can be found on the Council's [website](#).

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

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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.

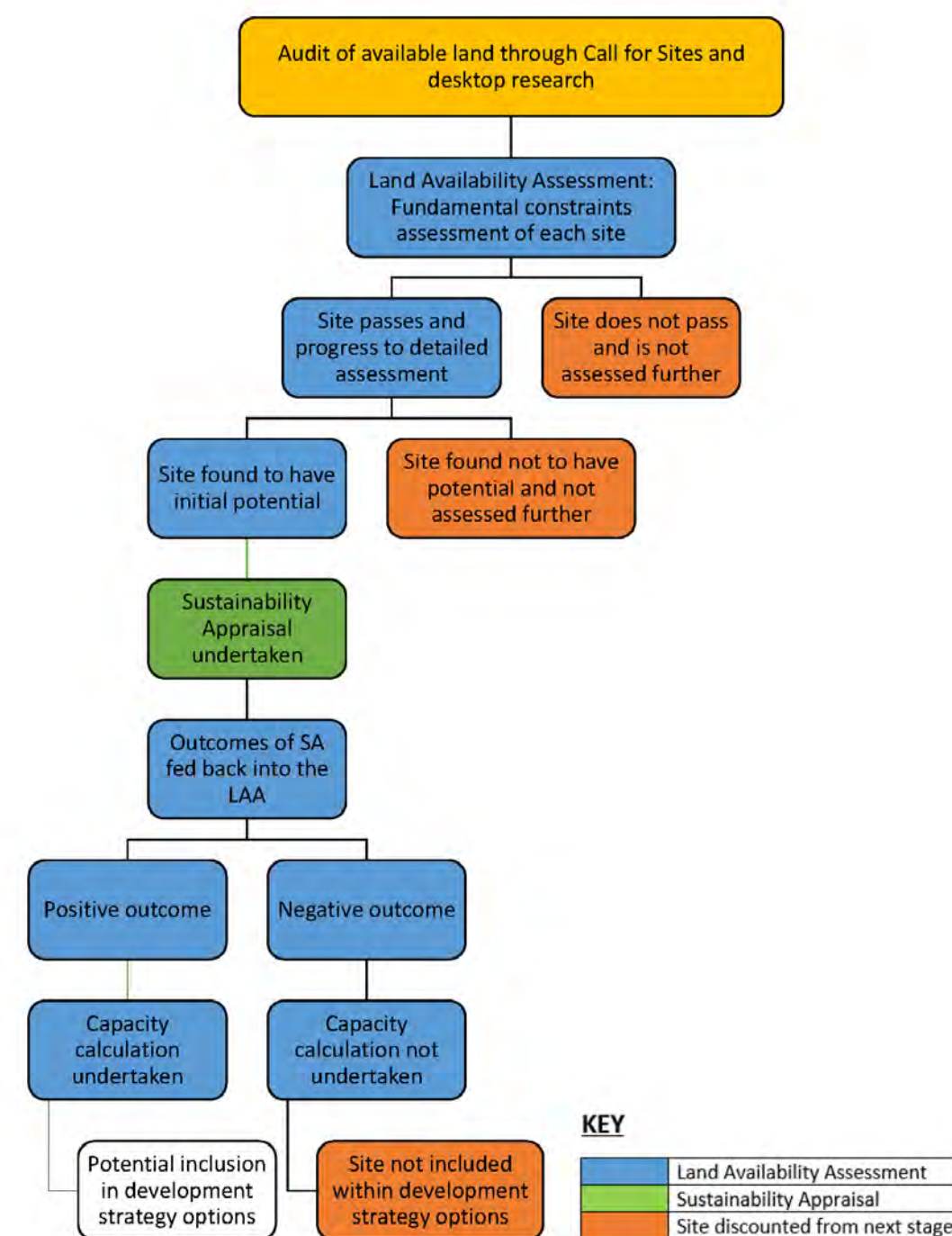
Progression of site to SA - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

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



15 Area 5 - Central Huntingdonshire Site Assessments

15.1 This chapter sets out the site assessments for the sites located within 'Central Huntingdonshire'. This grouping consists of Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Brampton - 19 sites
- Godmanchester - 17 sites
- Hemingford Abbots - 3 sites
- Huntingdon - 5 sites
- Offord Cluny and Offord D'Arcy - 8 sites

15 Area 5 - Central Huntingdonshire Site Assessments

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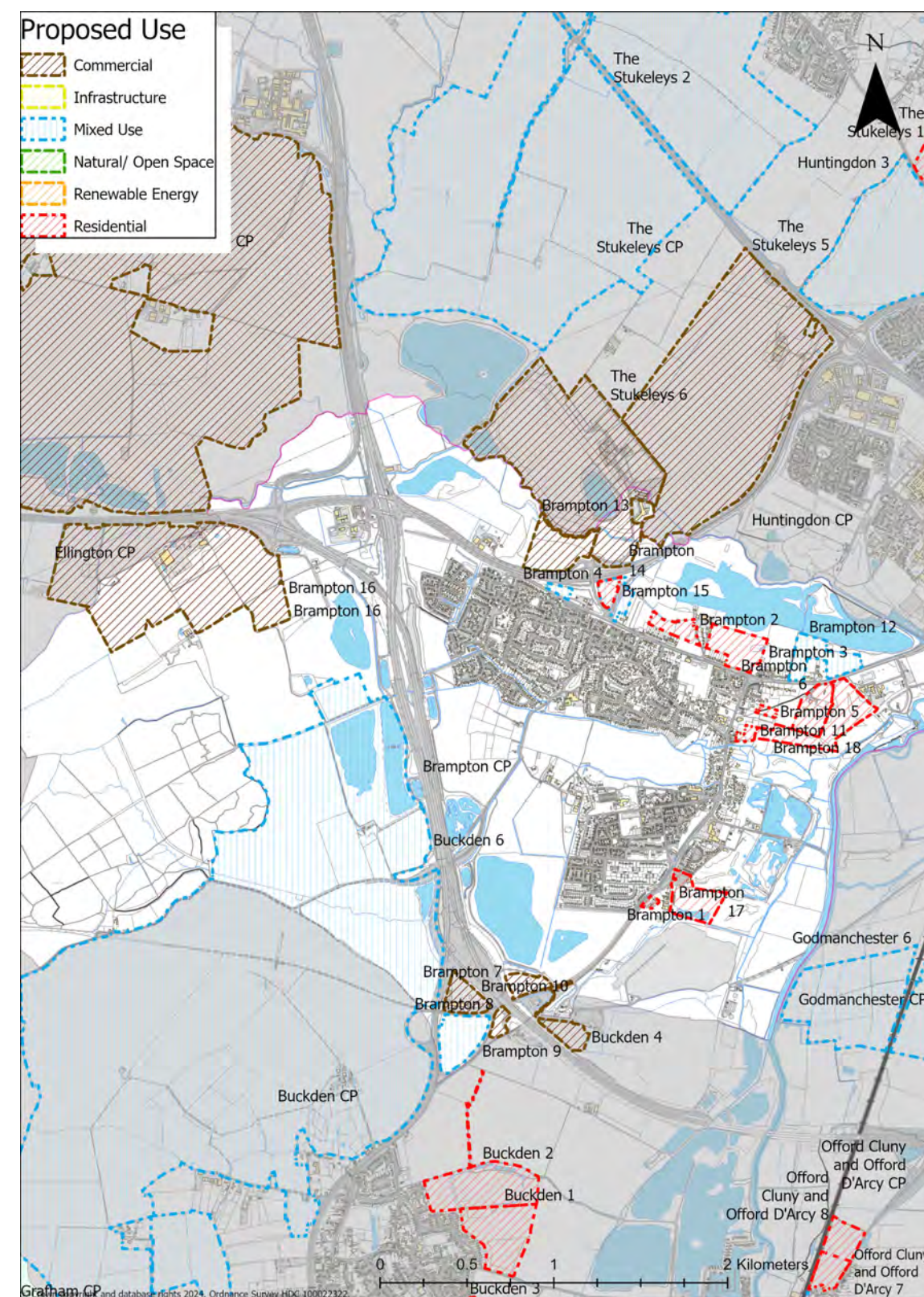
Brampton

15.2 A total of 18 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Brampton 1: Swift Car Care, Buckden Road, Brampton
- Brampton 2: Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton
- Brampton 3: Land to the North of Thrapston Road (opposite The Hurdles), Brampton
- Brampton 4: Wallis Land, Thrapston Road, Brampton
- Brampton 5: Land adjacent The Rectory, Church Road, Brampton
- Brampton 6: Land at Water Meadows, South of Huntingdon Road, Brampton
- Brampton 7: Area 1 Park Farm, Brampton
- Brampton 8: Area 2 Park Farm, Brampton
- Brampton 9: Area 3 Park Farm, Brampton
- Brampton 10: Area 4 Park Farm, Brampton
- Brampton 11: Manor Farm, Brampton
- Brampton 12: Land off Huntingdon Road, Brampton
- Brampton 13: Land North of A141, South of Brampton racecourse, Brampton
- Brampton 14: Land North of Thrapston Road and South of the A141 (larger site), Brampton
- Brampton 15: Land North of Thrapston Road and South of the A141 (smaller site), Brampton
- Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton - this site also partially falls within Ellington parish. As the majority of the site falls within Brampton 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.
- Brampton 17: Brampton Park Golf Club (South site)
- Brampton 18: Brampton Park Golf Club (North site)

15.3 Please note that the following sites also partially fall within Brampton parish:

- 'The Stukeleys 6: Huntingdon Racecourse' also partially falls within Brampton parish but is predominately within The Stukeleys parish so the site assessment has been included within The Stukeleys parish of the Northern Central Huntingdonshire LAA document.
- 'Buckden 6: Land West of A1 from Buckden to Brampton' also partially falls within Brampton parish but is predominately within Buckden parish so the site assessment has been included within Buckden parish of the Southern Huntingdonshire LAA document.



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



Brampton 1: Swift Car Care, Buckden Road, Brampton

Site reference	Brampton 1
Site name	Swift Car Care, Buckden Road, Brampton

Site address	Parish(es)	Site area (ha)
Swift Car Care, Buckden Road, Brampton	Brampton	0.4

Promoter's Intentions

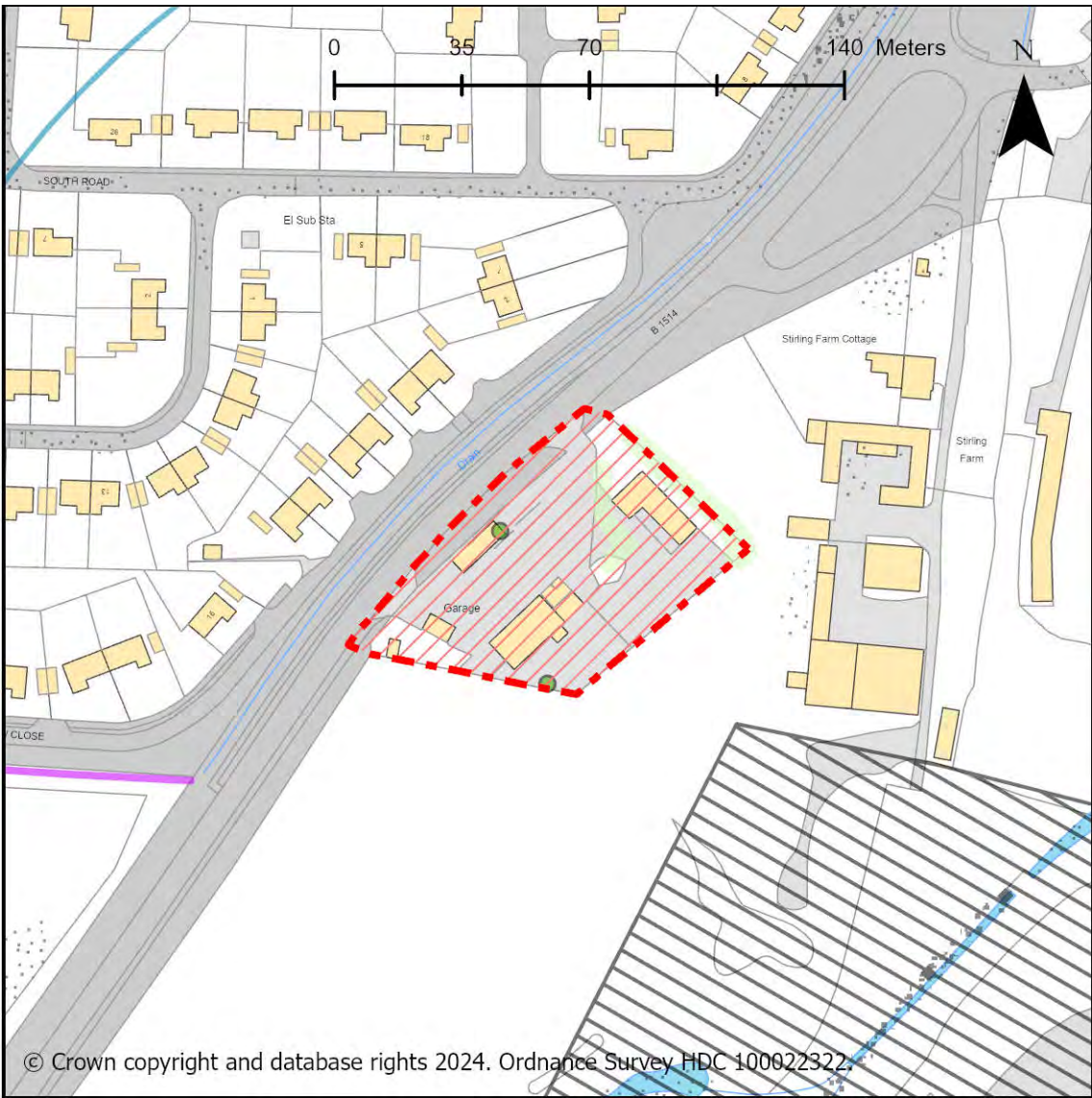
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	9 homes	Available 2023 Built out over 12 - 18 months

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:124
Relevant planning history	- The site was assessed in the HELAA 2017 (Park View Garage) was considered suitable for employment development to comprise light industrial (class B1c) use. The site was subsequently allocated allocated in the Huntingdonshire Local Plan to 2036 under HU13 for employment development to be comprised of light industrial use (class 'B1c'). 20/00400/FUL for the erection of new commercial buildings comprising four light industrial units was approved in January 2021.
Land type	Previously developed land
Current use of the site	Commercial/ industrial
Supporting information	Covering 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
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is within 50m of Buckden Landfill Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA. It is noted that in the submitted covering letter than an odour assessment is being undertaken and will be made available in due course.	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 falls within 250m of a waste management area. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MWA. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and
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	demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
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Impact of the Sustainability Appraisal on the assessment

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

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is within 50m of Buckden Landfill Waste Management Area (WMA) and within the consultation area for the WMA.	N/A	N/A

Updates after the Initial Assessment

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Brampton 2: Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton

Site reference	Brampton 2
Site name	Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton

Site address	Parish(es)	Site area (ha)
Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton	Brampton	2.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing	55 homes	Available 2023 Build out over 2 - 3 years

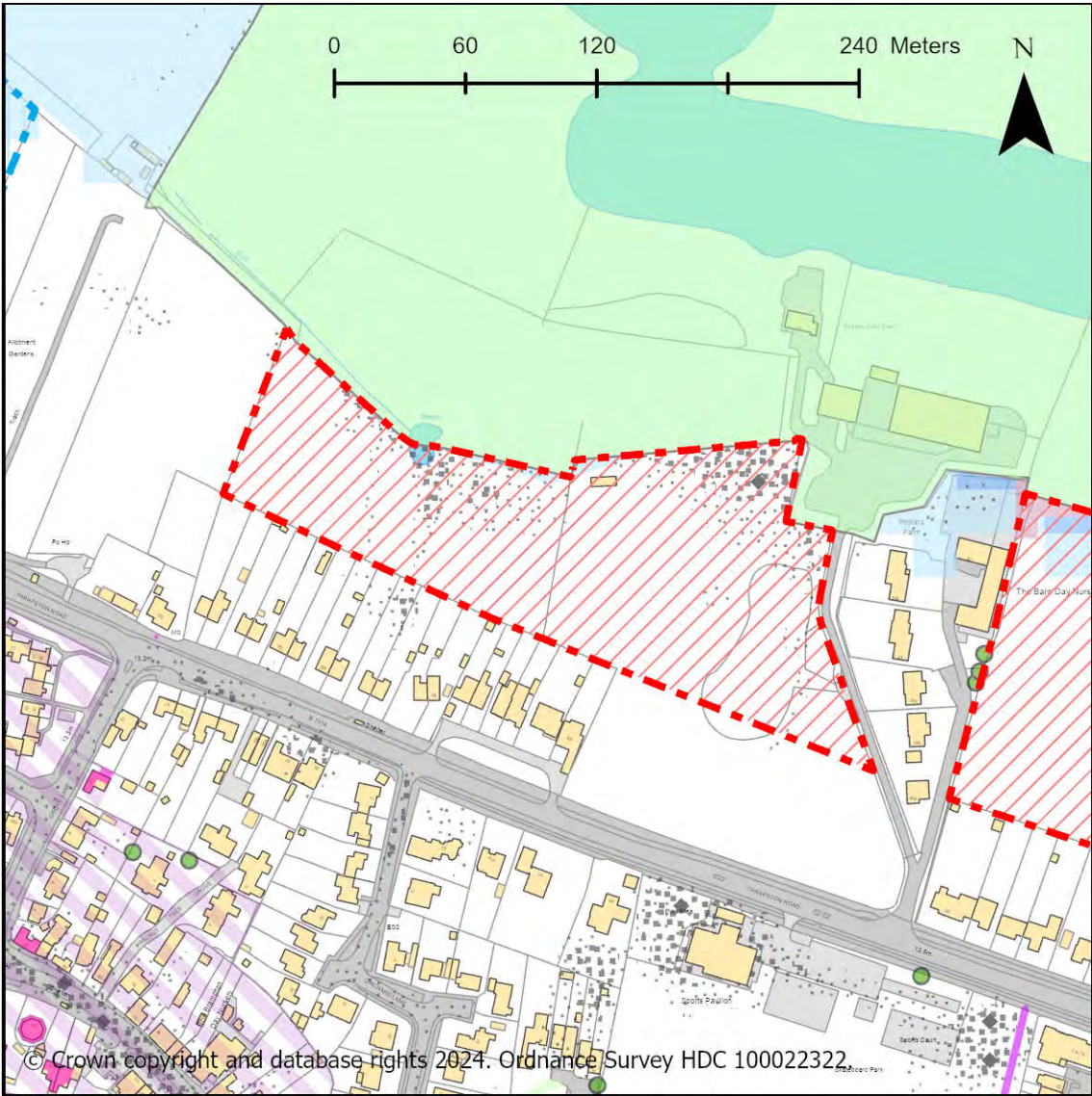
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:138
Relevant planning history	- The site was assessed as part of a larger site in the HELAA 2017 (Thrapston Road West, Brampton (amended boundary), site reference 212) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036. - This site and additional land along Thrapston Road was subject to 16/01255/OUT for the erection of 63 dwellings but was refused in January 2017 and an appeal later dismissed in December 2017. - On adjoining land to the south that directly fronts onto Thrapston Road, outline permission was been granted in May 2019 under 18/02569/OUT for the erection of 16 dwellings.

Land type	Wholly greenfield land
Current use of the site	Pasture land
Supporting information	Tree Survey and Arboricultural Impact Assessment (June 2016)

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 It is located north of the B1514 between Hinchingsbrooke Country Park and Brampton. The vast majority of the site is located within flood zone 1 with a very small portion on the northern boundary being within flood zone 2. There is a significant risk from surface water flooding running through the centre of the site. The site is wholly classified as grade 3 agricultural land and comprises land of rough pasture. The site is broadly level and has unbroken tree belt running along its northern, southern and western edges. The site has limited visibility from the road due to hedgerow trees but is of significant value to the setting	~
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of the country park. Along most of its southern boundary, the site adjoins residential development along Thrapston Road, to the east is Poplars Farm, to the west and north is countryside with Hinchingsbrooke Country Park north of the site.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but along its northern boundary the site adjoins the Hinchingsbrooke Gravel Pits County Wildlife Site. There are no heritage designations on site but it is nearby to a conservation area. Access to the site can be achieved from Thrapston Road. While development along Thrapston Road has been permitted under 18/02569/OUT, the approved masterplan shows that a farm track access is planned to enable access to the land behind (this call for site submission).

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

Availability

The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land is available now and take between 2 and 3 years to complete.

Achievability

The site promoter has identified that all access and services are accessible from the site boundary. There is significant levels of surface water flood risk through the centre of the site which will require sustainable drainage mitigation. Additionally, the location of development forming in depth development along Thrapston Road will require landscaping to mitigation adverse landscape impact as well as amenity impact on existing properties. The provision pf access from Thrapston Road is possible, however the details of this may be dependent on the delivery of the residential scheme permitted to the south east of the site.

Deliverability / developability

There are no structures to clear but the site is in a sensitive location in terms of landscape impact and also context in relation to existing development. The site has planning history and has previously been assessed as part of earlier local plan works. It is intended to acquire planning permission then sell it to a third party for development. While the site promoter states that the site is available now, no new planning application has been

submitted. Additionally, the tree survey submitted to support the call for sites submission is somewhat dated now being from June 2016, therefore updated technical work will be required. 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: • Is greenfield land • Is mostly within flood zone 1 but there is of the northern part of the site in flood zone 2, there is some surface water flood risk • In walking distance to services and facilities, primary education and employment opportunities within Brampton and Huntingdon • Good accessibility to public transport options • Accessible to natural green space • Adjacent to designated natural conservation sites and is within the Great Ouse Valley Green Infrastructure Priority Area • Has a very close relationship to Hinchingsbrooke Country Park and forms a key part of its rural setting • Located on the northern edge of the built form of Brampton village characterised by ribbon development, in depth development would adversely impact this character In combination the outcomes of the LAA and SA indicate that the site: • Is not appropriate for development due to the likely adverse impacts on the rural setting of Hinchingsbrooke Country Park and the adverse impacts on the character of Brampton.

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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Brampton 3: Land to the North of Thrapston Road (opposite The Hurdles), Brampton

Site reference	Brampton 3	
Site name	Land to the North of Thrapston Road (opposite The Hurdles), Brampton	
Site address	Parish(es)	Site area (ha)
Land to the North of Thrapston Road (opposite The Hurdles), Brampton	Brampton	5.7

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 10 homes	Available 2023 Build out over 1 - 2 years

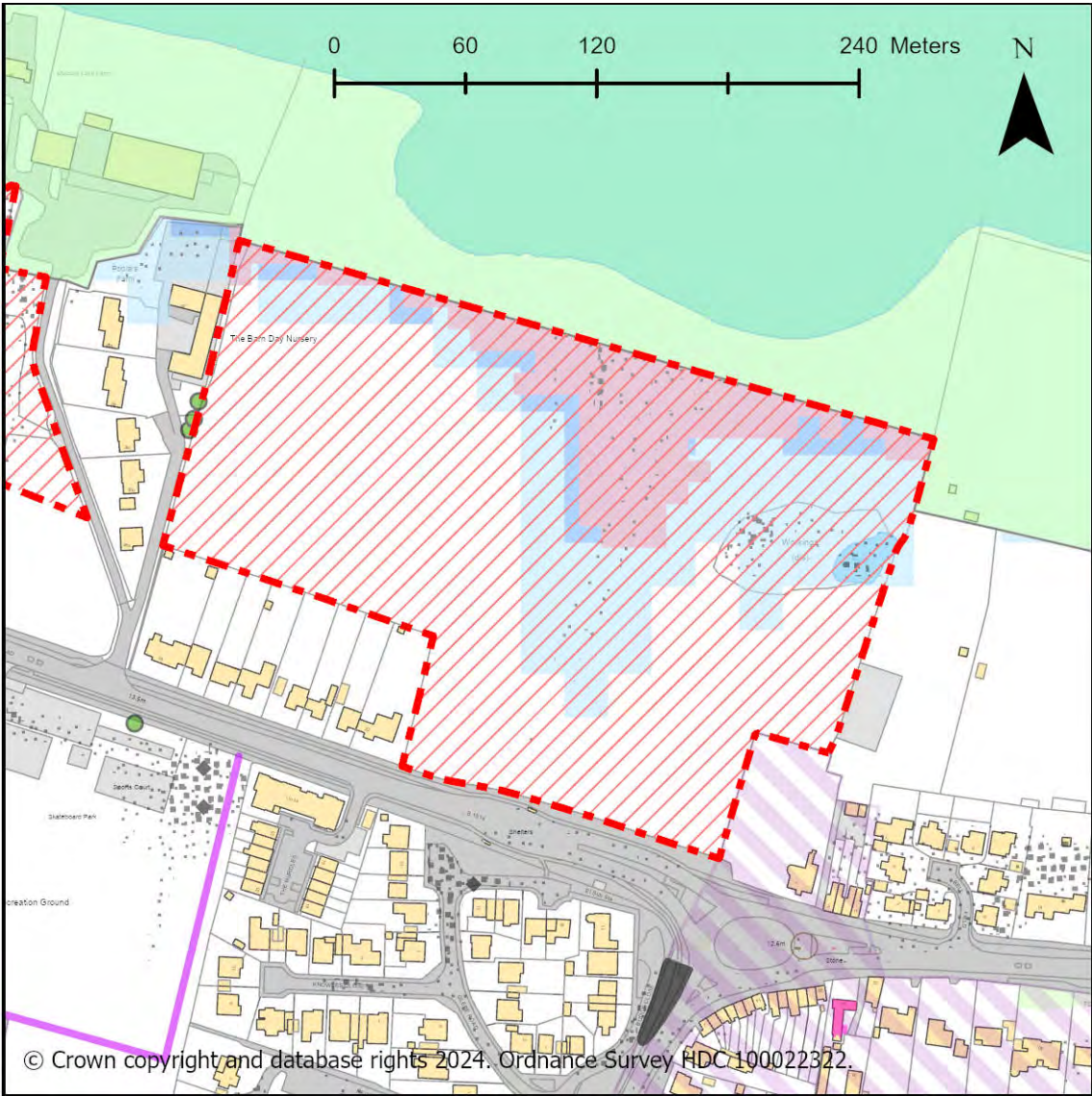
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:320
Relevant planning history	- None relevant - The site was assessed in the HELAA 2017 (Thrapston Road East) but was not taken forward as a site allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability It is located north of the B1514 between Hinchingsbrooke Country Park and Brampton. Approximately a third of the site is located within flood 2 with its northern edge being located within flood zone 3a and 3b. There is a significant risk from surface water flooding running though the centre of the site. The site is wholly classified as grade 3 agricultural land and comprises land of rough pasture. The site is broadly level and has unbroken tree belts running along its northern and southern edges. The site is more open on its eastern and western edges but there are some trees protected by Tree Preservation Orders along the site's western boundary. The site has limited visibility from the road due to hedgerow trees	~
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but is of significant value to the setting of the country park. Along most of its southern boundary, the site adjoins residential development along Thrapston Road, it is surrounded by countryside to the north, east and to the west by Poplars Farm.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but along its northern boundary the site adjoins the Hinchingsbrooke Gravel Pits County Wildlife Site. There are no heritage designations on site but it is adjacent to a conservation area on its south eastern boundary. Access to the site can be achieved from Thrapston Road.

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

Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. At this stage it is anticipated that planning permission would be acquired by the landowner following an allocation and the site sold to a housebuilder. The landowner suggests the land is available now and take between 1 and 2 years to complete.	+
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Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site is constrained by flooding particularly towards the rear of the site. To mitigate sustainable drainage will be required and it may only be appropriate to develop along the site's frontage along Thrapston Road where there is no risk of flooding. Landscaping will also be required to mitigation adverse landscape impact as well as impact on the adjoining conservation area. The provision pf access from Thrapston Road is possible.	~
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Deliverability / developability There are no structures to clear but the site is in a sensitive location in terms of landscape impact and also context in relation to existing development. The site promoter anticipates that the landowner will acquire planning permission following an allocation status and then sell the site to a housebuilder for the delivery of the development. While the site promoter states that the site is available now, the site promoter is seeking 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: • Is greenfield land • Is constrained by fluvial flood risk with some of the northern part of the site being within flood zones 2, 3a and 3b and surface water flood risk through the centre pf the site • In walking distance to services and facilities, primary education and employment opportunities within Brampton and Huntingdon • Good accessibility to public transport options • Accessible to natural green space • Adjacent to heritage and natural conservation sites and is within the Great Ouse Valley Green Infrastructure Priority Area • Has a very close relationship to Hinchingsbrooke Country Park and forms a key part of its rural setting • Located on the northern edge of the built form of Brampton village characterised by ribbon development, in depth development would adversely impact this character In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for a frontage only scheme which would reflect the form of development along Thrapston Road and ensure built development was retained within flood zone 1
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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 5.7ha 15% net developable area allowed to enable a frontage only development which would reflect the form of development along Thrapston Road and ensure built development was placed within flood zone 1. 5.7 ha x standard proportion of 15% = 0.86 ha	Residential - market and/or affordable homes Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.86 ha x 25 dph = 19 homes but considering that development should be linear in form in order to	Available 2024 - 2028 Build out over 1 - 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	reflect the existing character of the site's immediate environs, this brings the capacity down to 10 homes .	

Updates after the Initial Assessment

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Brampton 4: Wallis Land, Thrapston Road, Brampton

Site reference	Brampton 4
Site name	Wallis Land, Thrapston Road, Brampton

Site address	Parish(es)	Site area (ha)
Wallis Land, Thrapston Road, Brampton	Brampton`	0.7

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	15 homes 0.4ha of public open space	Available 2024 - 2028 Build out over 1 year

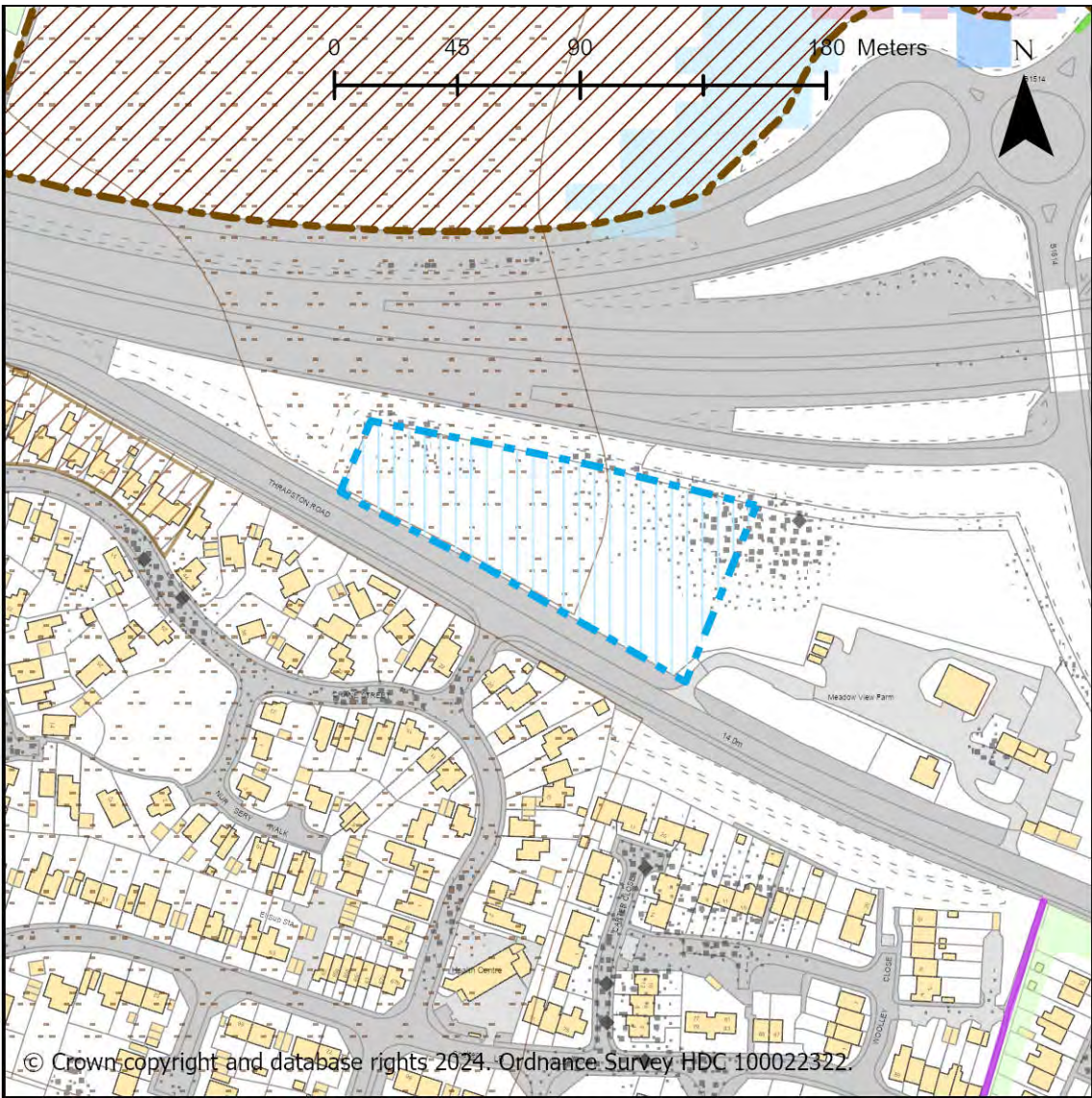
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:341
Relevant planning history	19/00038/OUT for residential development of up to 30 dwellings and a care home of up to 70 beds, with all matters reserved except for the two main vehicular accesses (phased development). Permission granted in April 2021. 21/01043/REM for the details of appearance, landscaping, layout and scale pursuant to outline application 19/00038/OUT for the erection of 30 dwellings. This was consented in June 2022. This relates to land to the east of the call for site submission.
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	Concept Plan (drawing number: JOXXX_007) (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 within flood zone 1 but the northern and western edges of the site are at risk from surface water flooding. The site is wholly classified as grade 2 agricultural land. The site forms part of a wider piece of land that already has outline planning permission. The site has a strong boundary to the north with the A141 and to the south with Thrapston Road, all of the site's boundaries are clearly marked by a belt of vegetation apart from its eastern edge which is open. The land is broadly level. The site is bounded by residential development to the south, by the road network to the north and west and by Meadow View Farm to the east (permitted to be redeveloped for 30 new homes).	~
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There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network to the north and west meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. It is adjacent to an Air Quality Management Area. There are no nature conservation designations on site. The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site. Access to the site can be achieved from Thrapston Road as shown on the submitted concept plan. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled and owned by a single organisation who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and take 1 year to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The submitted concept plan shows that it is proposed to build on the south eastern corner of the site that fronts onto Thrapston Road and provide open space on the remaining part of the site, this coincides with the Scheduled Monument designation. Assessment on the impact of development on the Scheduled Monument will be required. The site is at greater risk from surface water flooding on its northern and western edges so sustainable drainage will be required. Additionally adequate noise mitigation will be required due to its proximity to the A141.	~
Deliverability / developability The whole site has outline planning approval with the eastern parcel benefiting from detailed planning approval for residential development. The eastern parcel (this call for sites submission) seeks to promote residential development on land originally permitted for a care facility. As a revised application for this site has not yet been submitted and considering that it is intended to acquire planning permission then sell it to a third party for development, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is greenfield land classified as grade 2 agricultural land - In walking distance to services and facilities, primary education and employment opportunities within Brampton and Huntingdon - Good accessibility to public transport options - Accessible to natural green space 0.4ha of the site is constrained by a Scheduled Monument designation - It is within the Great Ouse Valley Green Infrastructure Priority Area - Located on the northern edge of the built form of Brampton village contained by the strategic road network - Is potential for increased levels of air, light and noise pollution In combination the outcomes of the LAA and SA indicate that the site: - Is potentially appropriate for development on 0.3ha of the site that is not within the Scheduled Monument designation. - The part of the site contained the Scheduled Monument should be used for landscaping, noise mitigation and public open space - Provide housing on a site of less than 1ha.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.7ha Remove 0.4ha of this as this falls within the Scheduled Monument - this part of the site could be used for public open space and provide a buffer between development and the strategic road network. This leaves 0.3ha for the net development.	Residential - market and/or affordable homes Low density of 35 dph anticipated due to the site's location on the edge of one of Huntingdonshire's larger villages. Low density of 35 dph = 0.3 ha x 35 dph = 11 homes.	Available 2024 - 2028 Build out over 1 year

Updates after the Initial Assessment

The site promoter submitted additional technical documents to support their site: - Resubmitted the concept plan (drawing no. JOXXX_07, June 2023) - Highways Statement (November 2024) - Conceptual Drainage Strategy (November 2024)

Brampton 5: Land adjacent The Rectory, Church Road, Brampton

Site reference	Brampton 5
Site name	Land adjacent The Rectory, Church Road, Brampton

Site address	Parish(es)	Site area (ha)
Land adjacent The Rectory, Church Road, Brampton	Brampton	0.52

Promoter's Intentions

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

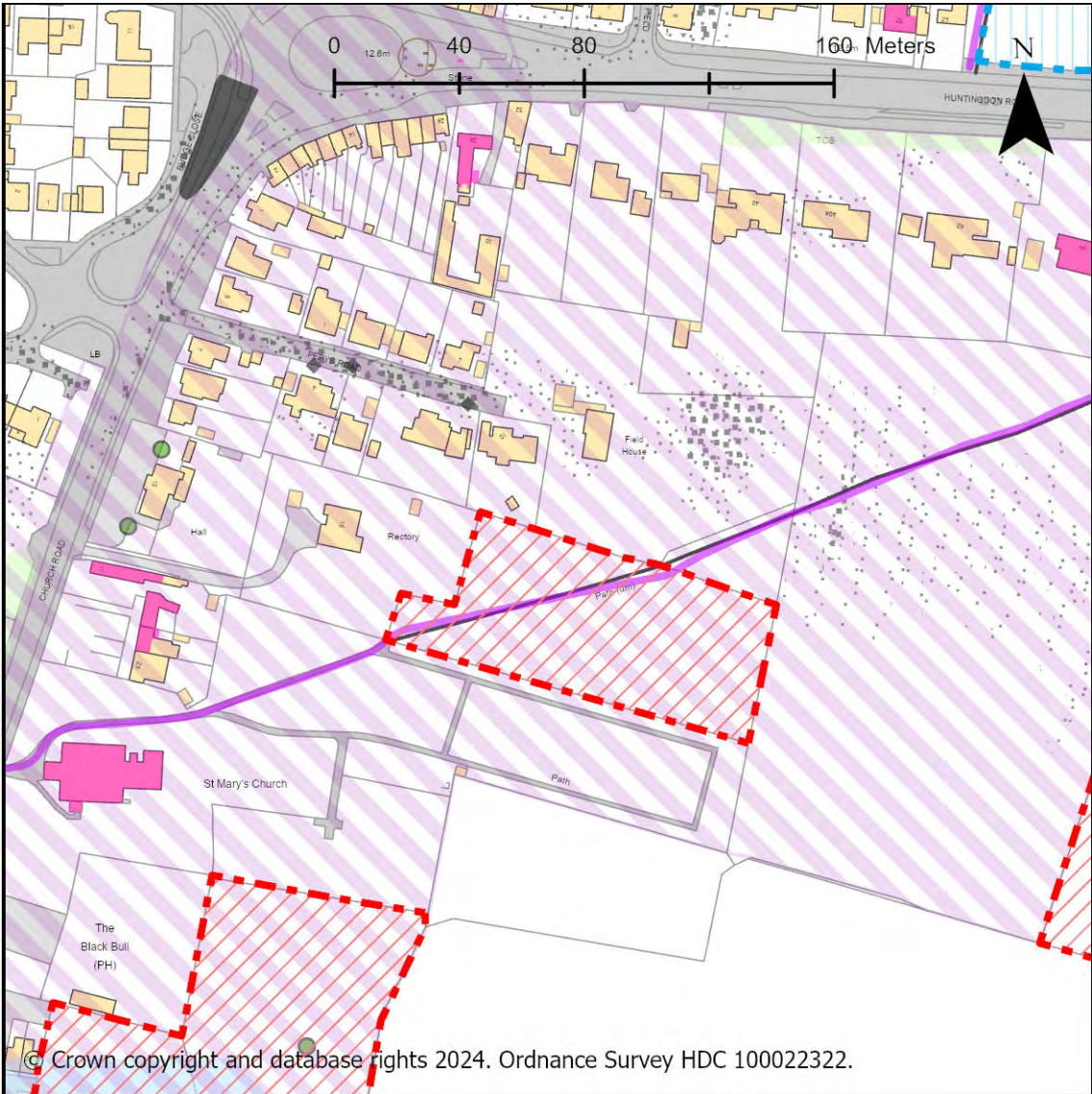
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:168
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 located within flood zone 1 with no recorded risk from surface water flooding. The site is wholly classified as urban land. It is located to the rear of properties along Church Road on the eastern edge of Brampton. The site is broadly level with trees and vegetation along all of its boundaries enclosing the site. To the west the site adjoins a Rectory and St Mary Magdalene Church Hall, to the south are cemetery grounds associated with St Mary's Church. To the north are more residential properties and to the east is the Great Ouse Valley and open countryside. A public right of way runs through the site providing a connection from Church Road to Huntingdon Road to the north east. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. It is however wholly located within a conservation area and to the east of several listed building namely the grade I listed St Mary's Church, grade II listed properties along Church Road. There is currently no vehicular access to the site, there is currently an access from Church Road to the adjoining Rectory to the west of the site but it is unclear whether access can be extended to serve this site and whether there has been agreement from the adjoining landowners to do this. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single owner (Diocese of Ely) who supports its redevelopment. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land is available now and take approximately 1 year to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. However, as highlighted previously there is no direct access from the public highway to the site and it is unclear if access from the adjoining property can be extended to serve this site or the landowners would be willing to sell some of their land to enable this. Also the access is likely to cut through an existing public right of way. Therefore, the achievability of vehicular access is very unlikely.	-
Deliverability / developability There are no structures to clear but the site is located in a sensitive location in terms of heritage and landscaping being located within a conservation area, within the setting of several listed buildings and proposing back land development extending into the Great	-

Ouse Valley landscape. Also, any design will need to integrate the existing public right of way that runs through the site. Additionally, achieving an access to the site is a key issue to the site's deliverability. It is intended to acquire planning permission and then sell the site to a third party for development. While the site promoter states the site is available now, no planning application has yet been submitted, so the site is categorised as not being deliverable or developable at this time.	
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the cumulative constraints impacting the site and the uncertainty of the achievability of access to the site, it is considered unsuitable for development and therefore not deliverable.
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Impact of the Sustainability Appraisal on the assessment

The site has not progressed to Sustainability Appraisal.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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Brampton 6: Land at Water Meadows, South of Huntingdon Road, Brampton

Site reference	Brampton 6
Site name	Land at Water Meadows, South of Huntingdon Road, Brampton

Site address	Parish(es)	Site area (ha)
Land at Water Meadows, South of Huntingdon Road, Brampton	Brampton	4.7

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Nursing and care homes	Approximately 50 homes Approximately 80 bed spaces	Available 2024 - 2028 Build out over 2 years

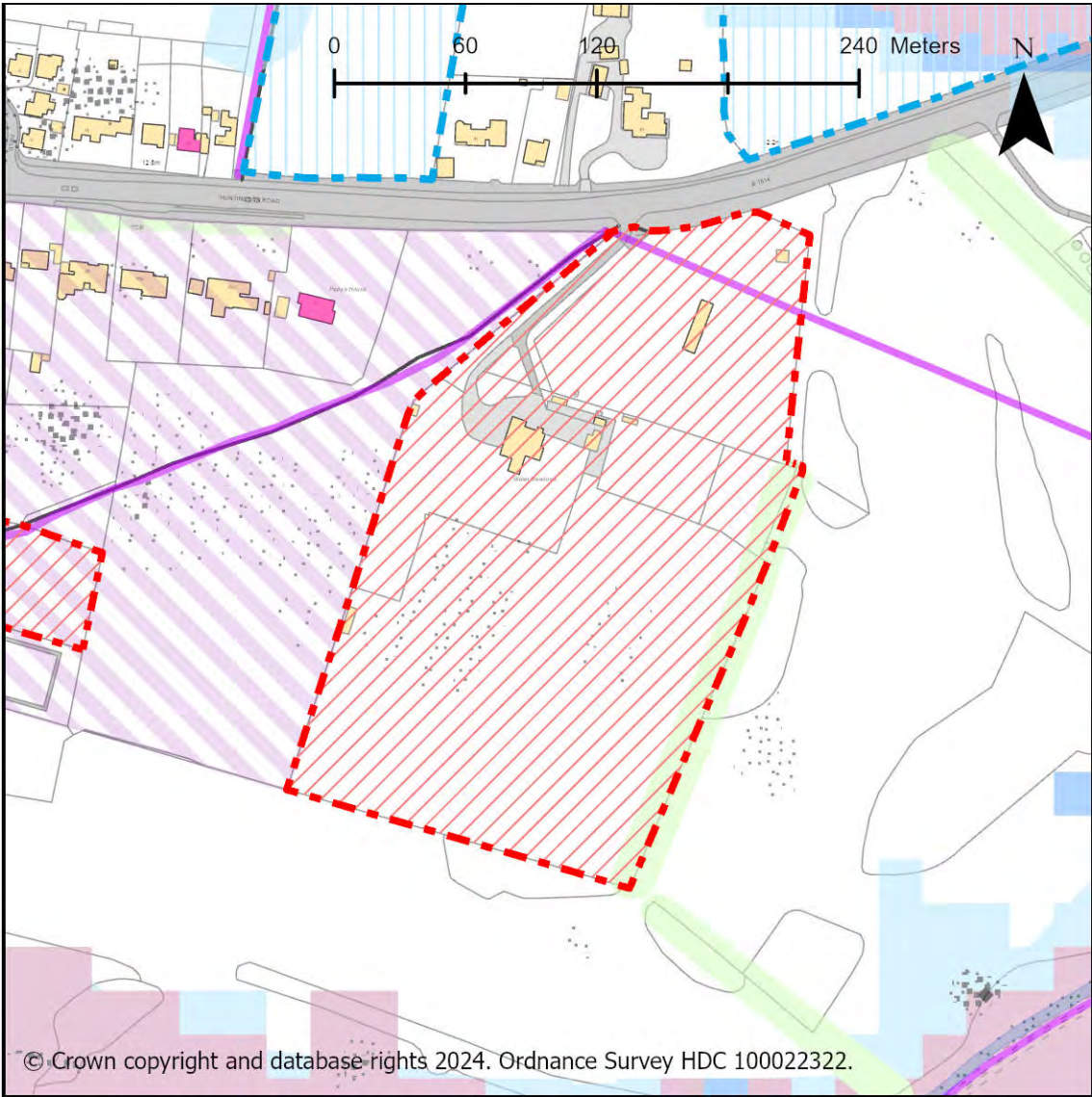
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:245
Relevant planning history	None relevant
Land type	Partly greenfield/ partly previously developed land
Current use of the site	Partly residential/ partly agricultural land
Supporting information	Pre-application Document (September 2022)

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 wholly located within flood zone 1 with some recorded risk from surface water flooding towards the centre of the site. The site is wholly classified as grade 3 agricultural land. The site is broadly level with trees and vegetation along all of its boundaries enclosing the site, it has a strong northern edge where it is bounded by Huntingdon Road. There is a public right of way that cuts through the northern part of the site connecting through from Church Road out across into the Great Ouse Valley. The site promoter's pre-application document submitted to support the Call for Sites submission states that the site is irregular in shape and divided into three discrete elements. The central part of the site consists of a single dwelling, with gardens and driveway, as well as a tennis court (accessed via a tree lined driveway along the western boundary); land in the southern part of the site is primarily used as grazing land for cattle; and land in the northern parcel is also used for grazing is also the site of a World War II era bomb shelter and two prefabricated structures. To the west of the site is residential development in the form of Pepys House and meadow ground. To the south and east is the Great Ouse Valley and open countryside. To the north is Huntingdon Road and ribbon development. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. The site does however adjoin on its western edge a conservation area and to the west are several listed building namely the grade I Pepys House and its associated meadows. Access to the site could be achieved from Huntingdon Road. The site is predominately greenfield with some previously developed element, so its development will only partially contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single owner (a developer/housebuilding company) who supports its redevelopment. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner who is also a developer/ housebuilder. The landowner suggests the land will be available between 2024 and 2028 and take approximately 2 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The submitted pre-application document details the current proposal for the site. That the existing dwelling will be retained and that scheme would likely comprise of a centrally located main building that contains, recreational and leisure facilities and a number of residential apartments and form a 'managed community' that will form an integrated retirement community. The main building will be surrounded by other apartment blocs with	~

cottages and other dwellings located in the northern and south eastern parts of the site. There will be significant levels of landscaping on the western edge of the site where it adjoins Pepys Meadow and the conservation area and further landscaping to the south where it adjoins the open countryside. The feasibility of these proposals will need to tested and may evolve through the planning process.	
Deliverability / developability There are structures to clear and the site is located in a sensitive location in terms of heritage and landscaping being located adjoining a conservation area and nearby to listed buildings as well as being within the Great Ouse Valley landscape. Also, any design will need to integrate the existing public right of way that runs through the northern part of the site. It is intended to deliver the site directly via a housebuilder. The site promoter states the site will be available between 2024 and 2028. No planning application has yet been submitted but technical works and masterplanning is underway, as such the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is mostly greenfield land but there are some existing structures on site • In walking distance to services and facilities • Good accessibility to public transport options • Accessible to natural green space • It is within the Great Ouse Valley Green Infrastructure Priority Area • Located on the north eastern edge of the built form of Brampton village but has a much stronger relationship to the Great Ouse Valley • Adjacent to a conservation area and the grade 1 listed Pepys House and its associated meadow land which could be adversely impacted by proposals • There is a public right of way running across the northern part of the site In combination the outcomes of the LAA and SA indicate that the site: • Is not appropriate for development due to the likely significant adverse impacts on designated heritage assets and also the erosion of the rural character of the area and encroachment into the Great Ouse Valley landscape
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted a letter responding to the heritage comments in the assessment. The letter concludes that any residual harm to Pepys House and Brampton Conservation Area, after the design and landscape mitigation measures are implemented, would fall within the less than substantial harm category. Upon review of these measures, the overarching harm and detachment of the site from the built form of Brampton are still considerable constraints that make the site inappropriate for built development.
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Brampton 7: Area 1 Park Farm, Brampton

Site reference	Brampton 7
Site name	Area 1 Park Farm, Brampton

Site address	Parish(es)	Site area (ha)
Area 1 Park Farm, Brampton	Brampton	2.35

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Approximately 8,000sqm	Available 2023 Build out over 2 - 3 years

Core information

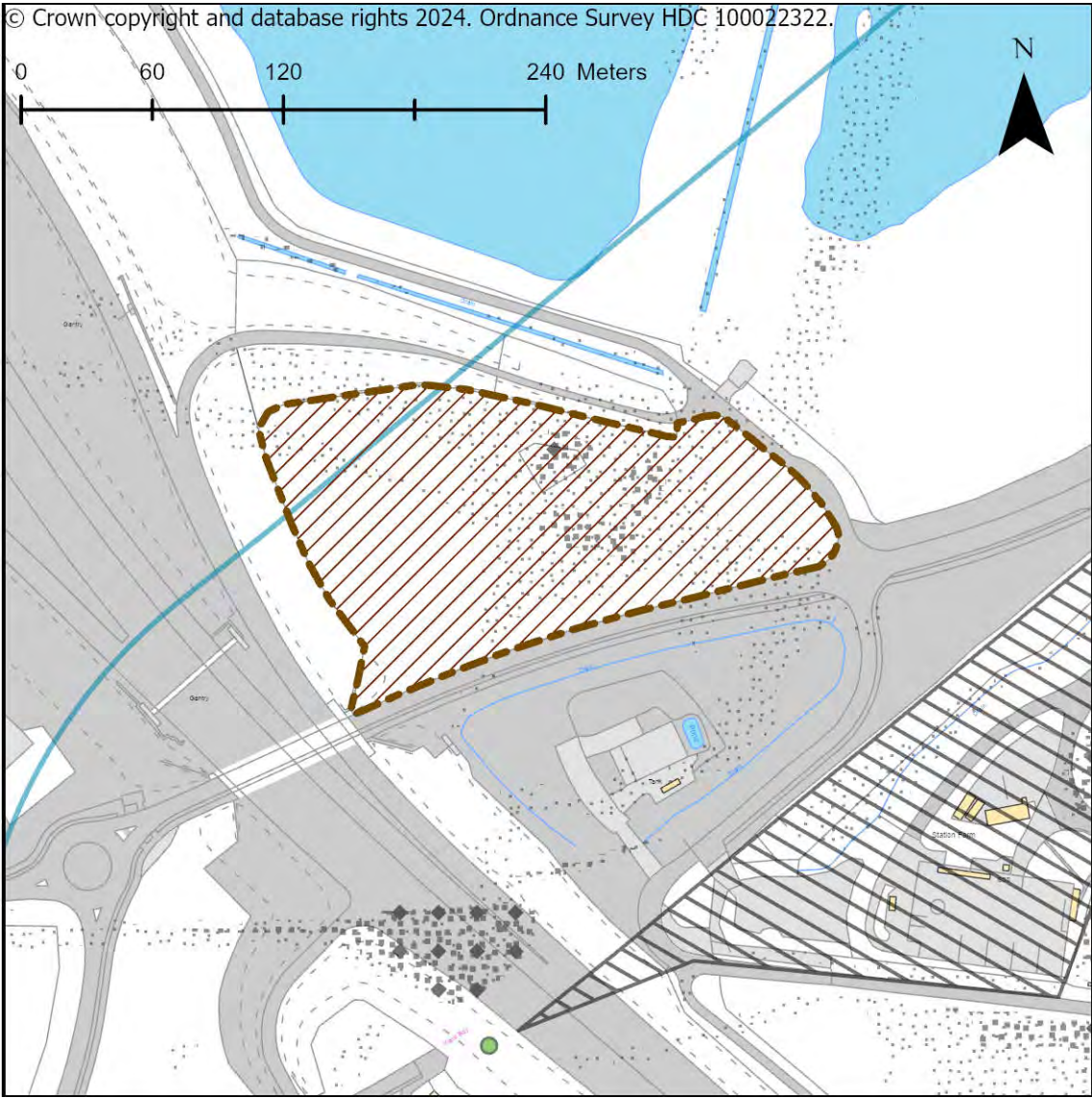
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:222
Relevant planning history	None relevant
Land type	Greenfield land with a few structures on site relating to agricultural use and former kiosks)
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission Statement

Fundamental Constraints

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

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	90% of the site falls within the consultation area for the Buckden Landfill Waste Management Area (WMA) and the site promoter has not yet provided an assessment of the impact of the proposed development on the MWA. The site therefore fails the fundamental constraints.	Fail

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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site is almost wholly within a waste management area and adjoins the Buckden Landfill Waste Management Area (WMA) which is specifically identified on the Cambridgeshire and Peterborough
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	Minerals and Waste Local Plan as an operational/ committed site for waste resources.
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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 inappropriate for development as it is almost wholly within a waste management area.	N/A	N/A

Updates after the Initial Assessment

In addition the site promoter submitted several documents in support of this site. They state in their Vision document (November 2024) that this parcel and the three other parcels (Brampton 8, 9 and 10) should be considered as one scheme. The other documents submitted include a Market Report, support statement responding to the consultation, Access Appraisal (November 2024) and a Landscape and Visual Impact Assessment (November 2024). These additional reports are welcome and it is useful that the site promoter has now confirmed that the this site is to be brought forward alongside the other parcels as one scheme. All parcels are shown below:

A map showing a site outlined in orange with diagonal hatching. The site is located near a road and a body of water. A scale bar at the bottom indicates 0, 145, 290, and 580 meters. A north arrow is in the top right corner. The map is labeled with '© Crown copyright and database rights 2025. Ordnance Survey HDC 100022322.'

In their comments, the site promoter identified that the site is not within a minerals development area. The assessment has been corrected to state that the site is within a waste management area (Buckden Landfill Waste Management Area (WMA)). The site therefore still fails the fundamental constraints as the site promoter has not yet provided an assessment of the impact of the proposed development on the MWA. In their representations, the site promoter considers the proposed employment uses to be a 'compatible use' and therefore assessment on amenity is not required. The Council disagrees with this view and considers the amenity for those who work on such sites as important as residential uses and should be adequately assessed and to shape proposals and ensure high standards of amenity as well as ensuring that the integrity of the WMA is not compromised by the development. The Minerals and Waste Authority commented that compatibility between the proposed site and safeguarded site must be demonstrated at this stage. Therefore, the outcome of the assessment remains unchanged.

Brampton 8: Area 2 Park Farm, Brampton

Site reference	Brampton 8
Site name	Area 2 Park Farm, Brampton

Site address	Parish(es)	Site area (ha)
Area 2 Park Farm, Brampton	Brampton	1.3

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Approximately 5,000sqm	Available 2023 Build out over 2 - 3 years

Core information

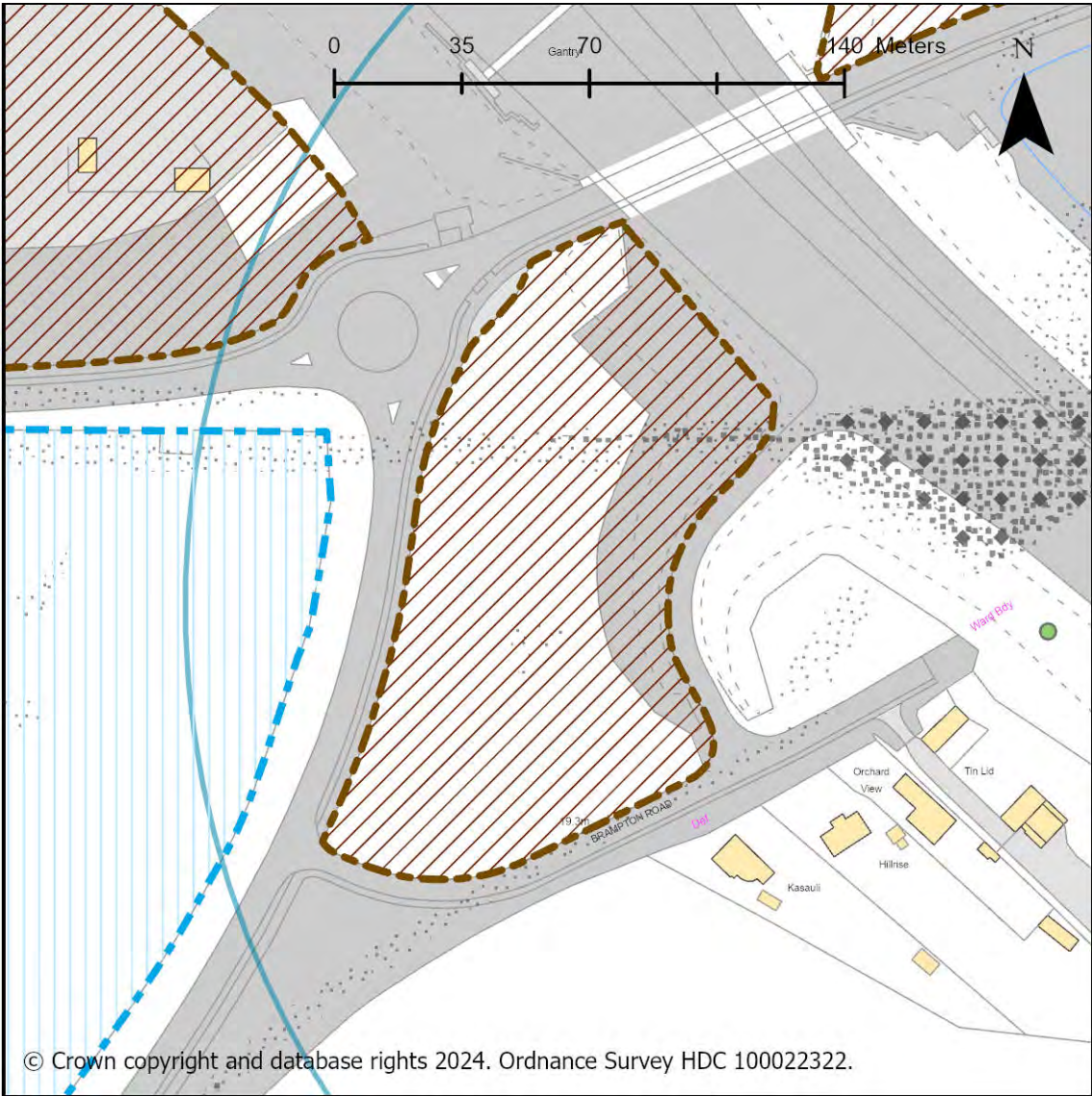
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:224
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission Statement

Fundamental Constraints

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

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	The whole site falls within the consultation area for the Buckden Landfill Waste Management Area (WMA) and the site promoter has not yet provided an assessment of the impact of the proposed development on the MWA. The site therefore fails the fundamental constraints.	Fail

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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site is wholly within a waste management area and adjoins the Buckden Landfill Waste Management Area (WMA) which is specifically identified on the Cambridgeshire and Peterborough
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	Minerals and Waste Local Plan as an operational/ committed site for waste resources.
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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 inappropriate for development as it is wholly within a waste management area.	N/A	N/A

Updates after the Initial Assessment

In addition the site promoter submitted several documents in support of this site. They state in their Vision document (November 2024) that this parcel and the three other parcels (Brampton 7, 9 and 10) should be considered as one scheme. The other documents submitted include a Market Report, support statement responding to the consultation, Access Appraisal (November 2024) and a Landscape and Visual Impact Assessment (November 2024). These additional reports are welcome and it is useful that the site promoter has now confirmed that the this site is to be brought forward alongside the other parcels as one scheme. All parcels are shown below:

In their comments, the site promoter identified that the site is not within a minerals development area. The assessment has been corrected to state that the site is within a waste management area (Buckden Landfill Waste Management Area (WMA)). The site therefore still fails the fundamental constraints as the site promoter has not yet provided an assessment of the impact of the proposed development on the MWA. In their representations, the site promoter considers the proposed employment uses to be a 'compatible use' and therefore assessment on amenity is not required. The Council disagrees with this view and considers the amenity for those who work on such sites as important as residential uses and should be adequately assessed and to shape proposals and ensure high standards of amenity as well as ensuring that the integrity of the WMA is not compromised by the development. The Minerals and Waste Authority commented that compatibility between the proposed site and safeguarded site must be demonstrated at this stage. Therefore, the outcome of the assessment remains unchanged.

Brampton 9: Area 3 Park Farm, Brampton

Site reference	Brampton 9
Site name	Area 3 Park Farm, Brampton

Site address	Parish(es)	Site area (ha)
Area 3 Park Farm, Brampton	Brampton	6.8

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	Up to 60 homes on 2 ha Approximately 16,000sqm on 4 ha 0.8ha of open space	Available 2023 Build out over 3 - 5 years

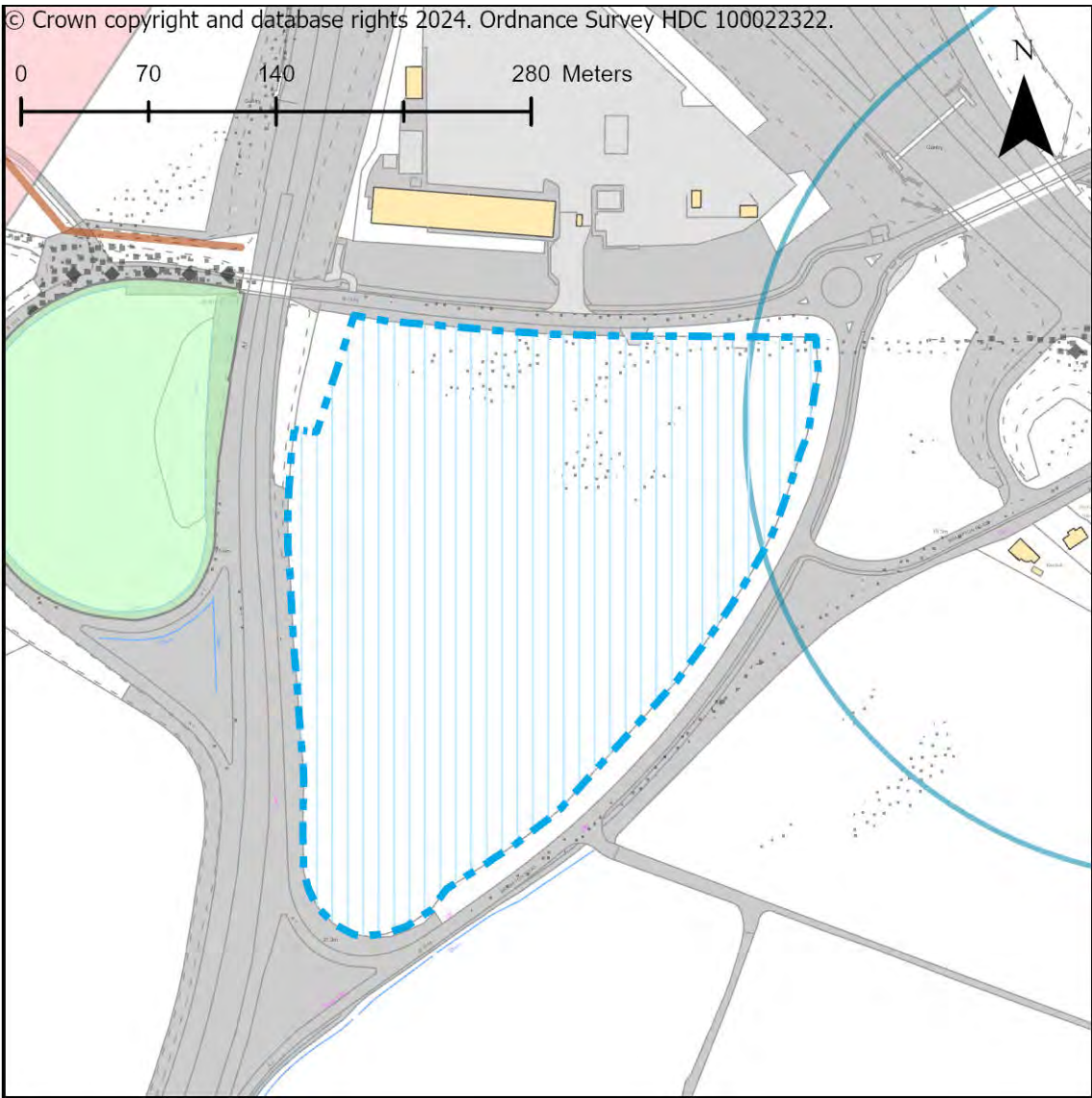
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:225
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission Statement

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	Only a portion of the north eastern corner of the site falls within the consultation area of a WMA.	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 located within flood zone 1 with some recorded risk from surface water flooding along its northern edge. The site is wholly classified as grade 2 agricultural land. The site is located between Brampton and Buckden villages within the countryside and within a landscape that has changed considerably following the development of the new A14. The site is lowest on its northern edge and rises upwards to the south where land levels are some 12m higher. The site is bounded by the two spurs of the B1514 (Buckden and Brampton Roads) and the A1. Boundaries are marked by post and wire fencing which has been planted with hedge plants. This means the site is fairly prominent in views and the lack of established boundaries increases the potential for landscape impact.	~
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There is no known contamination on site and no oil or gas pipelines running through the site. The site is adjacent to the A1 and B1514 meaning there is likely to be increased levels of air, noise and light pollution. There are no nature conservation designations or heritage designations on site. The site promoter identifies that access to the site is via the northern spur of the B1514 (Buckden Road). The feasibility of this as an access and the impact of additional traffic movements in this location will require engagement with Cambridgeshire County Council.

The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. Only a portion of the north eastern corner of the site falls within the consultation area of a WMA. It is beyond 400m from a water recycling site.

Availability

The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The site promoter suggests the land is available now and take approximately 3 to 5 years to complete.

Achievability

The site promoter has identified that all access and services are accessible from within the site boundary apart from gas supply which is unknown. The site promoter indicates in their supporting statement that residential uses could be placed in the southern part of the site and employment to the north. The impact of built development on the southern part of the site in particular where the land rises will require further detailed assessment as well as the impact on amenity for future residents and users of the site arising from its proximity to the strategic road network. The feasibility of access and the impact of additional traffic movements in this location will require engagement with Cambridgeshire County Council.

Deliverability / developability

There are no structures to clear and works to the surrounding road network arising from the A14 are now complete. The site promoter states that the site is available now and it is intended to acquire planning permission and then sell the site to a third party for development. As no planning application has been submitted for a mixed use scheme, 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:

- Consists of land formerly used as a depot for National Highways
- Is classified as grade 2 agricultural land
- Is within flood zone 1 but there is surface water flood risk along its northern edge
- Is remote from village services and facilities and public transport options
- Could provide some space for employment development with good connections to the strategic road network
- Remote from natural green space but is within the Great Ouse Valley Green Infrastructure Priority Area
- Detached from a main settlement so development would be located within the countryside
- The works to enhance the A14 seek to integrate it into the landscape, thus development in this location would introduce an uncharacteristic urbanising form of development
- Bounded by the strategic road network so there is the increased risk of enhanced levels of air, light and noise pollution

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

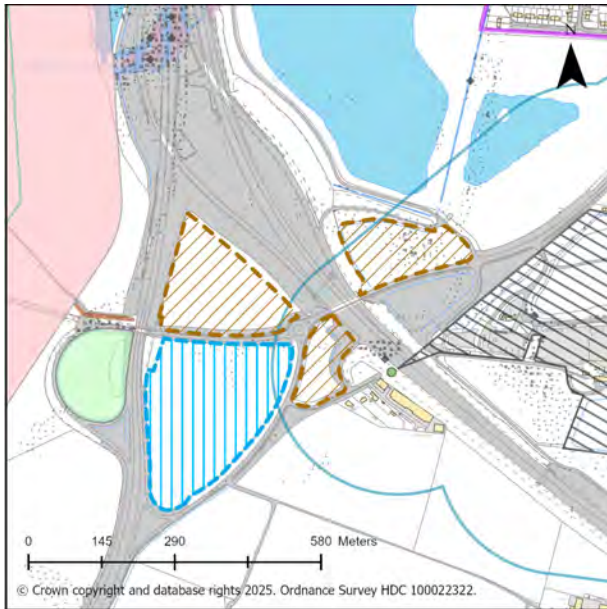
- Is inappropriate for built development as it would be located within the open countryside and not served by public transport. Future users would most likely use private vehicles therefore not supporting sustainable modes of transport.
- Development is likely to be quite prominent on the local landscape.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

In addition the site promoter submitted several documents in support of this site. They state in their Vision document (November 2024) that this parcel and the three other parcels (Brampton 7, 8, and 10) should be considered as one scheme. All parcels are shown below:



The other documents submitted include a Market Report, support statement responding to the consultation, Access Appraisal (November 2024) and a Landscape and Visual Impact Assessment (November 2024). These additional reports are welcome and it is useful that the site promoter has now confirmed that this site is to be brought forward alongside the other parcels as one scheme. The LVIA provides a baseline of landscape characteristics of the site an appraisal of the site to inform masterplanning. It considers the site not to be as prominent in the landscape as set out in the LAA. While landscaping could potentially overcome some concerns, the development will have an urbanising impact on the landscape and is still not well served but sustainable travel modes. There is still some minerals and waste constraints to overcome on this site which the Minerals and Waste Authority state could potentially be mitigated, however no further details have been provided by the site promoter on how this could be achieved. Two of the parcels within this scheme (Brampton 7 and 8) are significantly constrained and require that compatibility between the proposed site and safeguarded site must be demonstrated at this stage rather than later at an application stage. Considering that it is now intended to bring this site forward with the other three parcels as one scheme, this raises potential issues in doing so as such the site assessment remains unchanged.

Brampton 10: Area 4 Park Farm, Brampton

Site reference	Brampton 10	
Site name	Area 4 Park Farm, Brampton	
Site address	Parish(es)	Site area (ha)
Area 4 Park Farm, Brampton	Brampton	3.8

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Approximately 15,000sqm	Available 2023 Build out over 2 - 4 years

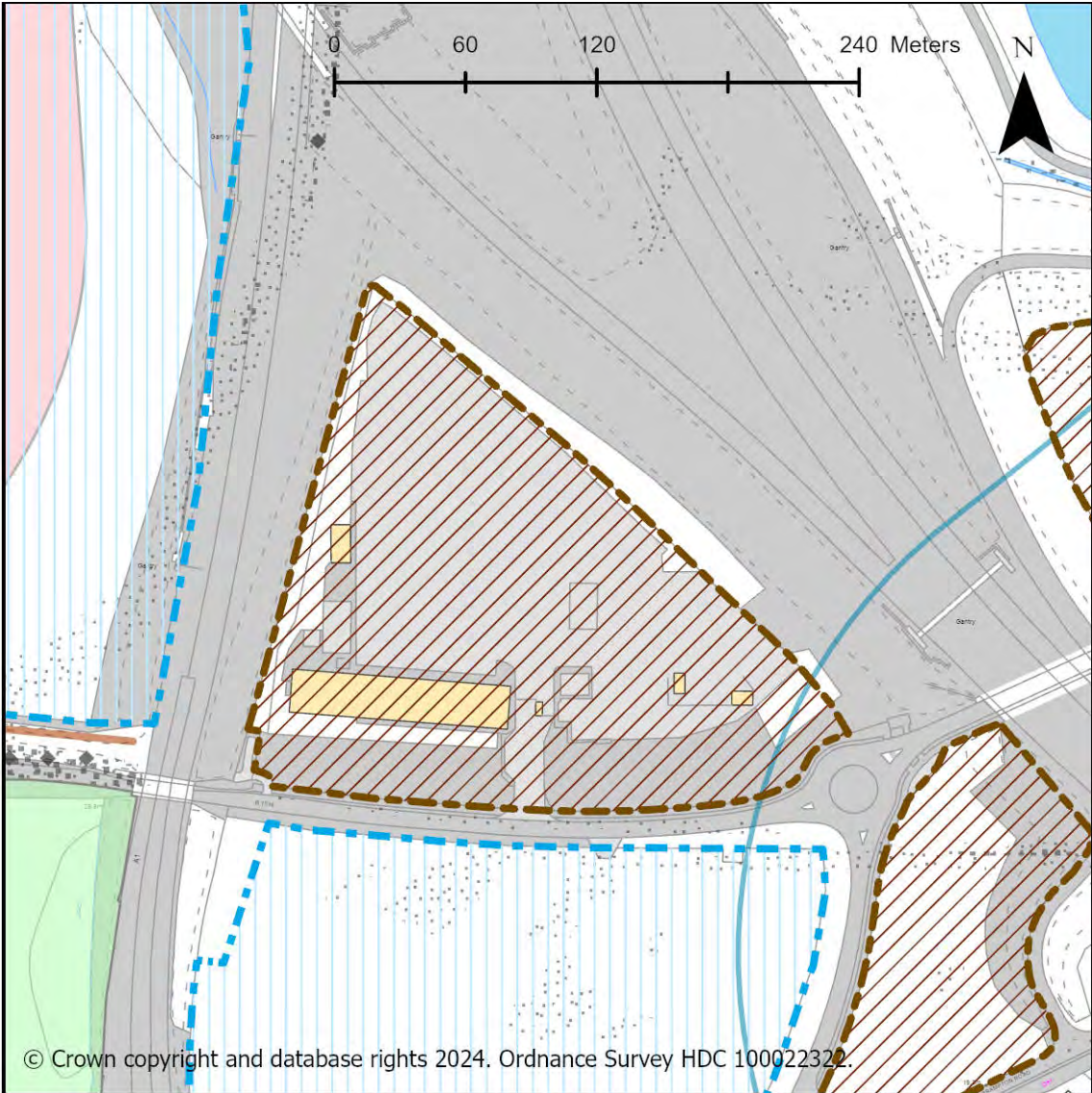
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:226
Relevant planning history	None relevant
Land type	Wholly previously developed land
Current use of the site	Recently used by National Highways as a site compound for the A14 re-alignment - now cleared.
Supporting information	Call for Sites Submission Statement

Fundamental Constraints

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

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	Only a very small portion of the south eastern corner of the site falls within the consultation area of a WMA.	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 located within flood zone 1 with no recorded risk from surface water flooding. The site is wholly classified as grade 2 agricultural land but was most recently in use as a temporary National Highways depot which has now been cleared. The site is located between Brampton and Buckden villages within the countryside within a landscape that has changed considerably following the development of the new A14. The site is visually prominent from the A14. The boundary to the A14 is an embankment, as is the boundary to the A1, although both boundaries are fenced with post and wire increasing the prominence of the site visually. The lowest part of the site is along its northern and eastern edges, the land rises upwards to the south and west where land levels are some 5m higher. There is no known contamination on site and no oil or gas pipelines running through the site but this may require further investigation considering the previous use of the site as National Highways depot. The site is adjacent to the A14, A1 and B1514 meaning there is likely to be increased levels of air, noise and light pollution. There are no nature conservation designations or heritage designations on site. The site promoter identifies that access to the site is via the northern spur of the B1514 (Buckden Road). The feasibility of this as an access and the impact of additional traffic movements in this location will require engagement with Cambridgeshire County Council. The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. Only a portion of the south eastern corner of the site falls within the consultation area of a WMA. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who supports its redevelopment. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status for the site and then sell to a third party for obtaining planning permission and development. The site promoter suggests the land is available now and take approximately 2 to 4 years to complete.	+
Achievability The site promoter has identified that all access and services are accessible from within the site boundary apart from gas supply which is unknown. The site has already been cleared, the feasibility of access will require further investigation as well as the potential for land contamination. Landscaping will be required to minimise the impact of development on the wider landscape. The impact of the strategic road network on future development in terms of amenity impacts arising from pollution will require investigation and mitigation.	~

Deliverability / developability The site has already been cleared. While the site promoter states that the site is available now, it is intended to acquire an allocation status for the site and then sell to a third party for obtaining planning permission and development. 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: - Consists of greenfield land classified as grade 2 agricultural land - Is within flood zone 1 but there is surface water flood risk along its northern edge - Is remote from village services, primary education and facilities and public transport options - Could provide some space for employment development with good connections to the strategic road network - Remote from natural green space but is within the Great Ouse Valley Green Infrastructure Priority Area - Detached from a main settlement so development would be located within the countryside - The works to enhance the A14 seek to integrate it into the landscape, thus development in this location would introduce an uncharacteristic urbanising form of development - Bounded by the strategic road network so there is the increased risk of enhanced levels of air, light and noise pollution In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for built development as it would be located within the open countryside and is not served by public transport. Future users would most likely use private vehicles therefore not supporting sustainable modes of transport. - Development is likely to be quite prominent on the local landscape.
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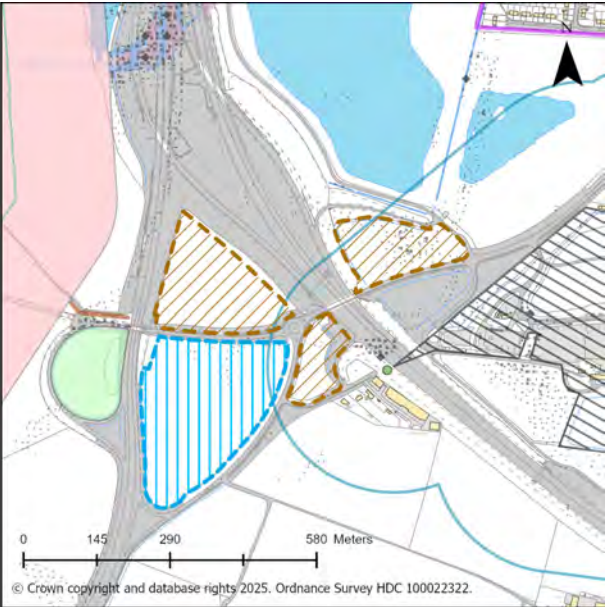
HDC's Delivery Calculations

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

safeguarded site must be demonstrated at this stage rather than later at an application stage. Considering that it is now intended to bring this site forward with the other three parcels as one scheme, this raises potential issues in doing so as such the site assessment remains unchanged.

Updates after the Initial Assessment

In addition the site promoter submitted several documents in support of this site. They state in their Vision document (November 2024) that this parcel and the three other parcels (Brampton 7, 8, and 9) should be considered as one scheme. All parcels are shown below:



The other documents submitted include a Market Report, support statement responding to the consultation, Access Appraisal (November 2024) and a Landscape and Visual Impact Assessment (November 2024). These additional reports are welcome and it is useful that the site promoter has now confirmed that the this site is to be brought forward alongside the other parcels as one scheme. The LVIA provides a baseline of landscape characteristics of the site an appraisal of the site to inform masterplanning. It considers the site not to be as prominent in the landscape as set out in the LAA. While landscaping could potentially overcome some concerns, the development will have an urbanising impact on the landscape and is still not well served but sustainable travel modes. There is still some minerals and waste constraints to overcome on this site which the Minerals and Waste Authority state could potentially be mitigated, however no further details have been provided by the site promoter on how this could be achieved. Two of the parcels within this scheme (Brampton 7 and 8) are significantly constrained and require that compatibility between the proposed site and

Brampton 11: Manor Farm, Brampton

Site reference	Brampton 11
Site name	Manor Farm, Brampton

Site address	Parish(es)	Site area (ha)
Manor Farm, Brampton	Brampton	0.75

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self build housing	6 custom and self built plots	Available 2023 Build out over 3 years

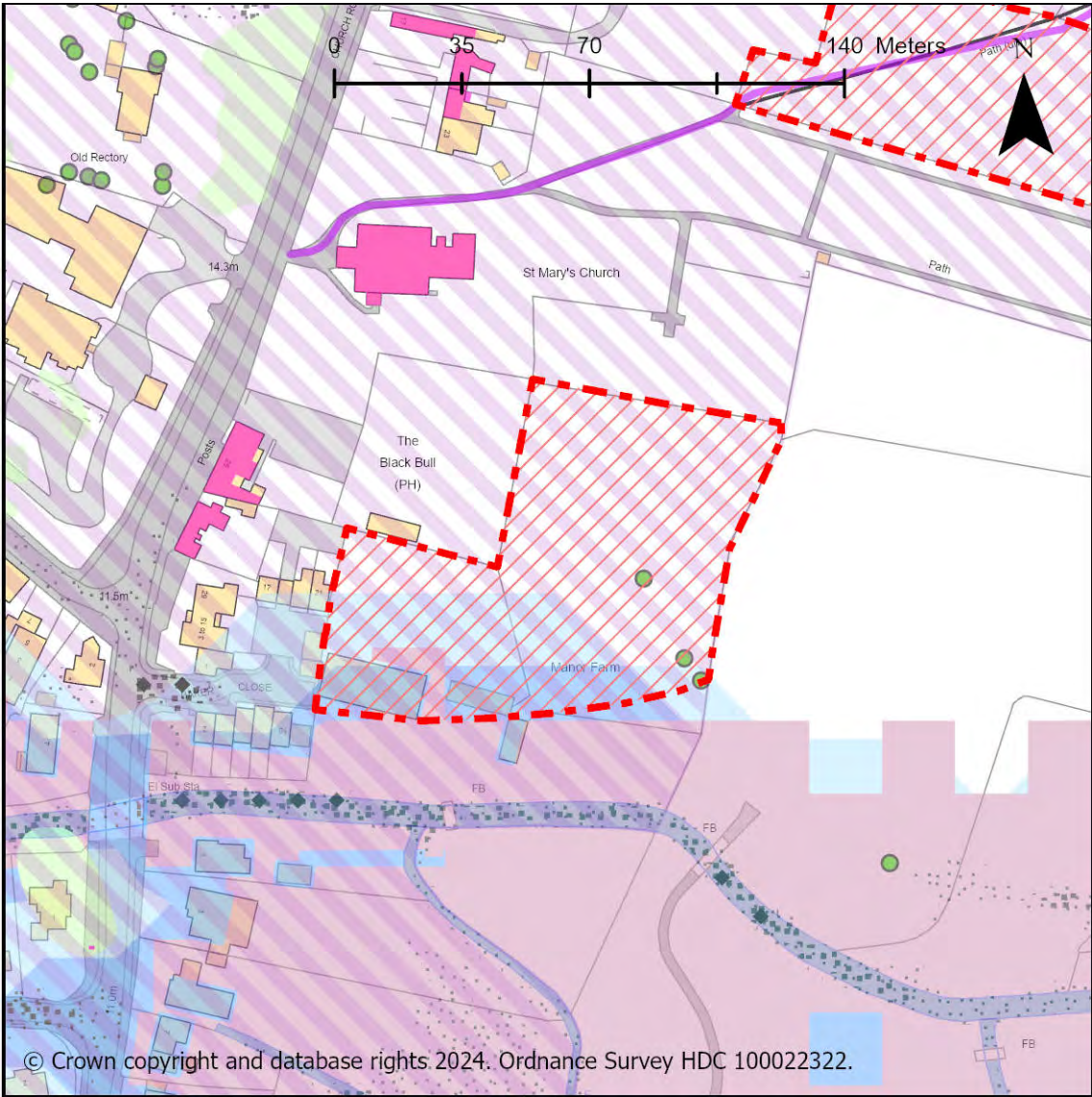
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:261
Relevant planning history	19/01145/FUL for the conversion of an agricultural building to form 4no. dwellings. This was withdrawn in October 2019.
Land type	Partly greenfield/ partly previously developed (agricultural structures)
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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About half of the site is located within flood zone 1 apart from the southern edge of the site which is within flood zone 2, 3a and some within 3b where it is closest to a tributary of the River Great Ouse. Surface water flood risk is also a constraint on the southern edge of the site. The site is wholly classified as urban land but has several agricultural structures on site associated with Manor Farm. It is located to the rear of properties within Baker Close on the eastern edge of Brampton. The site is broadly level with trees and vegetation along some of its boundaries and within the site. These are not particularly well established so the site is fairly open. To the west and south the site adjoins residential properties, the Black Bull Public House adjoins the northern boundary of the site and to the east is the Great Ouse Valley and open countryside. There is no known contamination on site and no oil or gas pipelines running through the site, although this may require further investigation considering the agricultural structures on site. There are no nature conservation designations on site. It is however wholly located within a conservation area and to the east are several listed buildings. There are also several trees protected by Tree Preservation Orders on site. Access to the site is via Baker Close where there is an existing access point to the site. The site is mostly greenfield with some agricultural structures, so its development will not greatly contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver a scheme of self and custom plots, it is unclear at this stage whether an allocation status is sought or whether an outline permission will be pursued whereby the site will then be sold to individual self and custom builders to deliver each plot. The landowner suggests the land is available now and take approximately 3 years to complete.	~
Achievability The site promoter has identified that all access and services are accessible from within the site boundary apart from the public highway which is accessible from the site boundary. The site can utilise an existing access, but the potential access point of access is land at a higher risk of flooding which may make the achievability for safe entrance and exit into and out of the site more challenging. The site is in a sensitive location in terms of landscape, heritage and flooding which masterplanning will need to carefully consider to ensure the site can be successfully integrated with the adjoining residential development	~

at Baker Close. Although it is noted that the site promoter is seeking a self and custom build development which may make it more challenging to deliver a harmonious and well designed scheme that reflects the site's context.	
Deliverability / developability There are some agricultural structures to clear on site, it is also located in a sensitive location in terms of heritage and landscaping being located within a conservation area, within the setting of several listed buildings and proposing further back land development extending into the Great Ouse Valley landscape. While the site promoter states the site is available now, no revised planning application has yet been submitted, so the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is greenfield land but there are some existing structures on site • Constrained by fluvial and surface water flood risk, particularly on its southern half • In walking distance to services, facilities, primary education and employment opportunities • Good accessibility to public transport options • Accessible to natural green space • It is within the Great Ouse Valley Green Infrastructure Priority Area • Located on the eastern edge of the built form of Brampton village extending from contemporary development at Baker Close • Is part of Brampton's rural edge with the Great Ouse Valley • Within a conservation area and nearby to several listed buildings • Would provide housing on a site less than 1ha in size In combination the outcomes of the LAA and SA indicate that the site: • Is not appropriate for development due to the flood risk on the southern half of the site, while development could be placed on land within flood zone 1 this would not sit comfortably with the surrounding character and form of development • Additionally, the point of access is heavily constrained by flood risk which makes the achievability of safe entrance and exit into and out of the site uncertain

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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Brampton 12: Land off Huntingdon Road, Brampton

Site reference	Brampton 12
Site name	Land off Huntingdon Road, Brampton

Site address	Parish(es)	Site area (ha)
Land off Huntingdon Road, Brampton	Brampton	5.97

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable homes - Self and custom build housing Infrastructure: - Car park Open Space uses: - Natural, green or open space	30 - 40 homes (including approximately 5 self and custom build plots) Include publicly accessible open space/opportunity to include an additional car park for Hinchingsbrooke Country Park 4.5ha of natural, green or open space	Available 2023 Built out over 1 - 2 years

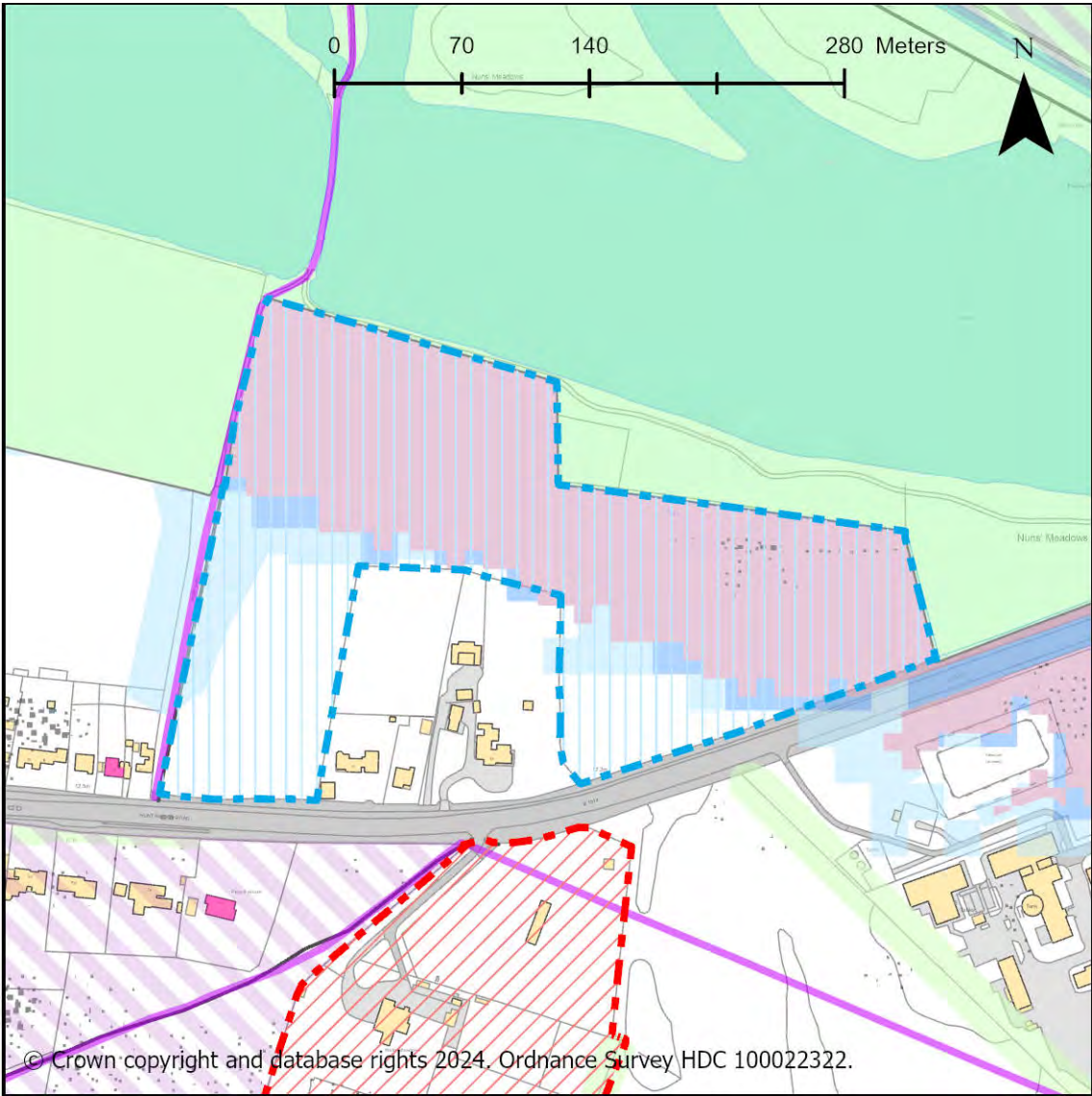
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:242
Relevant planning history	- None relevant - The site was assessed in the HELAA 2017 where it formed part of a wider area (Hinchingsbrooke Country Park Extension). The site was allocated in the Huntingdonshire Local Plan to 2036 under site allocation HU8 Hinchingsbrooke Country Park Extension, allocated for green infrastructure uses.
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	Approximately 50% of the site is within FZ3b, the site promoter only proposes built development on 1.5ha towards the site's frontage along Huntingdon Road which falls within flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Approximately half of the site lies within flood zone 3b with a further 10% within flood zones 2 and 3a. There is also risk from surface water flooding within the site. The site is wholly classified as grade 3 agricultural land. The site gently slopes downwards in a northern direction with land along Thrapston Road being several metres higher than the northern edge of the site. This may lead to increased landscape impact particularly when considering the open nature of the site and the limited amount of vegetation along its site boundaries. There is also a public right of way along its western boundary. The site has a strong southern	~
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boundary arising from Huntingdon Road, the site is surrounded by open countryside to the north, east and west with some residential development on its south western boundary as well as punctuating the centre of the site. There is no known contamination on site and no oil or gas pipelines running through the site. Overhead power lines run along the western edge of the site. There are no nature conservation designations on site but it adjoins the Hinchingsbrooke Gravel Pits County Wildlife Sites along its northern boundary. There are no heritage assets on site but to the south the conservation area is adjacent to the site as is the grade II listed 23 Huntingdon Road to the west and to the south the grade I listed Pepys House. Access to the site can be achieved from Huntingdon Road. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status for the site and then sell it to a third part for obtaining planning permission and development. The site promoter suggests the land is available now and could complete within 1 to 2 years.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The site promoter is seeking built development on 1.5ha of the site delivered across two separate parcels along the site frontage: one scheme of about 25-35 homes; and the second parcel being for 4-5 homes, potentially self-build opportunities. This is to avoid placing built development within areas at higher risk of flooding. In addition, the site promoter considers that the site could support Hinchingsbrooke Country Park by including a parking area. Sustainable drainage, landscaping and mitigation on adverse impacts on heritage assets as well as the location of overhead power lines and the public right of way are other constraints to consider.	~
Deliverability / developability There are no structures on site to clear but there are significant constraints on site to mitigate. Flood risk, landscaping and the impact on heritage assets are key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and then sell it to a third part for obtaining planning permission and development. As such as the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is wholly greenfield land - Is significantly constrained by fluvial flooding with approximately half of the site being within flood zone 3b with a further 10% within flood zones 2 and 3a - Is within the Great Ouse Valley Green Infrastructure Priority Area - Is located adjacent to a conservation area and listed buildings - Good accessibility via public transport options but accessible on foot or cycle - Accessible to natural green space - Located adjoining Hinchingsbrooke Country Park so provided opportunities to enhance green infrastructure and nature conservation sites - The addition of a car park on this side of the Country Park could be beneficial as this would likely reduce the number of car journeys along Huntingdon Road and Hinchingsbrooke Park Road therefore easing congestion In combination the outcomes of the LAA and SA indicate that the site: - The site is not considered to be suitable for built development due to flood risk on site and the current allocation status of site for green infrastructure to support the Country Park, the site is considered suitable for car parking for the Country Park and for open space uses and green infrastructure that supports the Country Park.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 5.97 ha	Open space uses and biodiversity net gain opportunities Car parking facilities for the Country Park 5.97ha of land for such uses	Available 2024 - 2028 Complete within 1 - 2 years

Updates after the Initial Assessment

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Brampton 13: Land North of A141, South of Brampton racecourse, Brampton

Site reference	Brampton 13
Site name	Land North of A141, South of Brampton racecourse, Brampton

Site address	Parish(es)	Site area (ha)
Land North of A141, South of Brampton racecourse, Brampton	Brampton	7.45

Promoter's Intentions

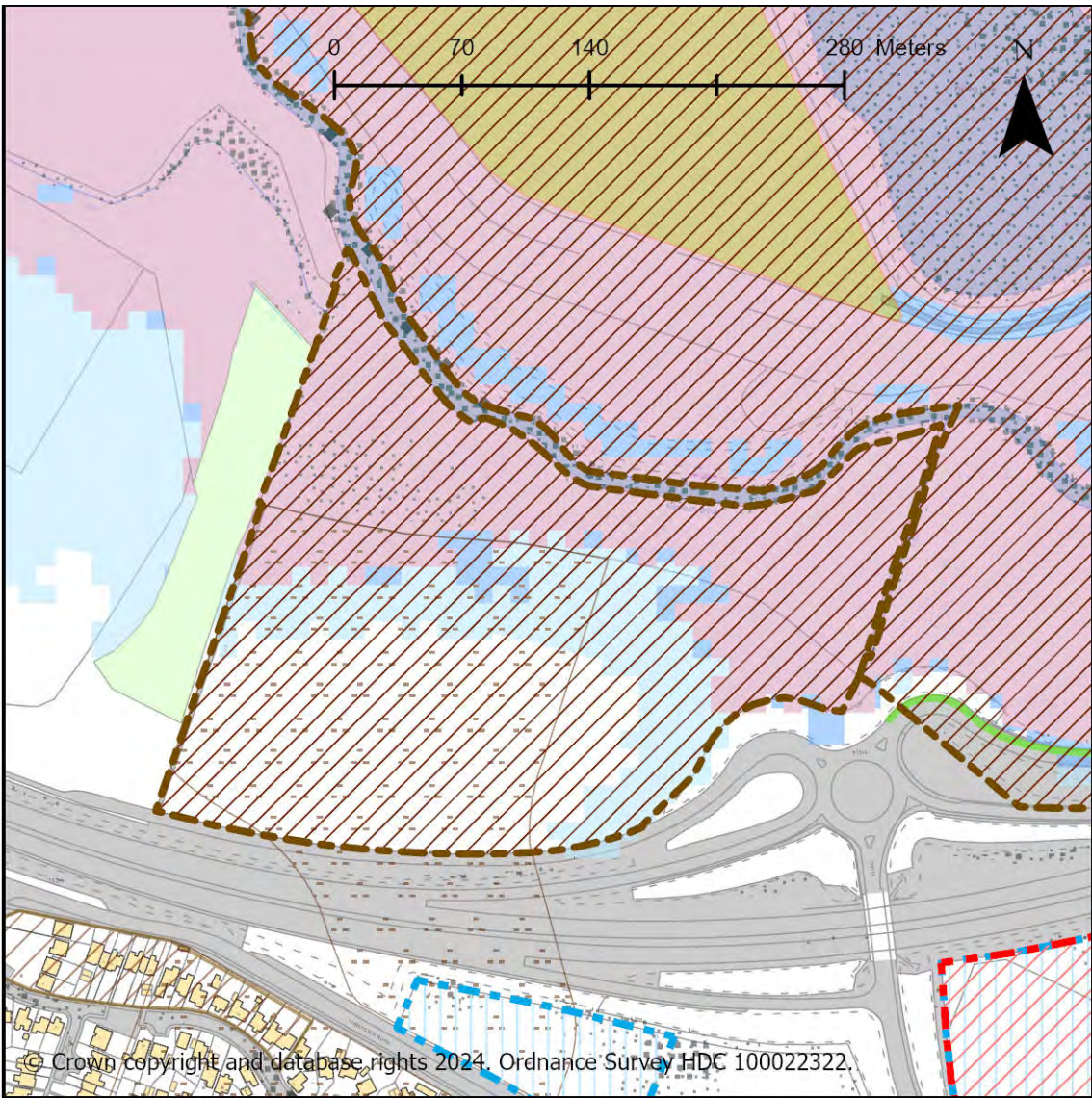
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment • Retail Infrastructure: • Renewable energy Open Space Uses: • Natural, green or open spaces • Biodiversity net gain	Total floorspace to total 8,099 sqm Potential for an on-the-go ultra-rapid EV charging hub with co-located commercial amenities	Available 2024 - 2028 Build out within 5 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:343
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Concept Plan (drawing number: JOXXX_009) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 40% of the site lies within flood zone 3b with a further 20% within flood zones 2 and 3a. This still leaves more than 0.25ha of the site in flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability Approximately 40% of the site lies within flood zone 3b with a further 20% within flood zones 2 and 3a. This flood risk is attributed to Alconbury Brook which runs along the northern boundary of the site. There is also risk from surface water flooding in the northern half of the site. About half of the site is classified as grade 2 agricultural land on its south eastern side with the remaining half being classified as grade 3. The site has a strong southern boundary arising from the A141 but there is no vegetation meaning the site is very open when viewed along the south. There is a tree belt along its northern boundary where it adjoins Alconbury Brook and belts of vegetation along its eastern and western	~
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edges which encloses the site here. The site is broadly flat but is very slightly elevated on its southern edge. The site is surrounded by open countryside to the north, east and west with the A141 to the south.

There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network to the north and west meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. It is adjacent to an Air Quality Management Area. There are no nature conservation designations on site but is nearby to the Brampton Racecourse SSSI. The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site. Access to the site can be achieved from a farm access off the roundabout between the B1514 and A141 but this would need to be accessed whether other traffic can use this access.

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

Availability

The site is controlled and owned by a single organisation who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and development will be complete within 5 years from planning approval.

Achievability

The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The submitted concept plan shows that it is proposed to build three large blocks for employment development with associated parking within the south western corner of the site where the site is within flood zone 1, although some built development is proposed within flood zone 2. This part of the site does also however coincide with the Scheduled Monument designation on site. Assessment on the impact of development on the Scheduled Monument will be required as well as the impact of flooding. Additionally adequate noise mitigation will be required due to its proximity to the A141.

Deliverability / developability

There are no structures on site to clear but there are significant constraints on site to mitigate. Flood risk and the impact on the scheduled monument as well as the feasibility of access being key issues. It is intended to acquire planning permission then sell it to a third party for development. As no planning application has yet been submitted, 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: • Is greenfield land split between grade 2 and 3 agricultural land • Is heavily constrained by fluvial flood risk • Limited accessibility to services and facilities and to public transport options • Is within the Great Ouse Valley Green Infrastructure Priority Area • Located to the north of Brampton separated by the A141, therefore it has a much closer relationship to the open countryside • There is a scheduled monument designation covering two thirds of the site • Within 1km of the Brampton Racecourse SSSI In combination the outcomes of the LAA and SA indicate that the site: • Is not appropriate for development due to the flood risk on the northern half of the site, while there is land within flood zone 1, this land is constrained by a Scheduled Monument designation • Additionally, development is likely to adversely impact the landscape particularly to the open countryside to the north

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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Brampton 14: Land North of Thrapston Road and South of the A141 (larger site), Brampton

Site reference	Brampton 14	
Site name	Land North of Thrapston Road and South of the A141 (larger site), Brampton	
Site address	Parish(es)	Site area (ha)
Land North of Thrapston Road and South of the A141 (larger site), Brampton	Brampton	3.2

Promoter's Intentions

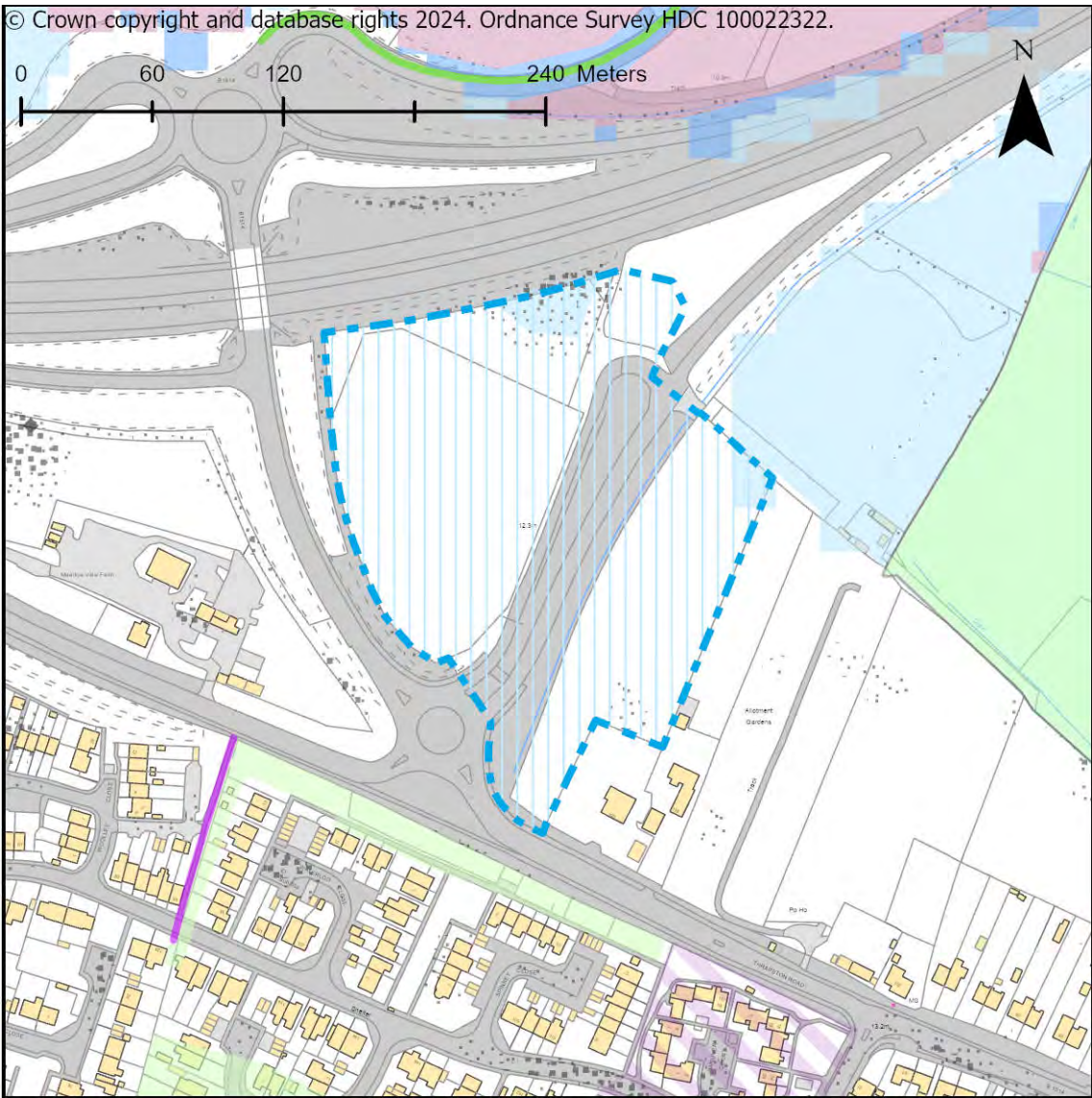
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Nursing and care homes Commercial: - Employment - Commercial leisure uses	Capacities not provided by site promoter	Available 2023 Build out over 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:129
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The vast majority of the site is mostly within flood zone 1 apart from two small sections along the site's northern and north western edge which is within flood zone 2. The site is wholly classified as grade 3 agricultural land. The site consists of two land parcels, a western parcel immediately south of the A141 and Spittals roundabout which is broadly oval in shape and an eastern parcel which crosses the road and consists of a broadly rectangular plot of land that residential development and allotment gardens along Thrapston Road. The whole site is broadly level and its boundaries well defined with established vegetation and boundary markers. The most open part of the site is the centre where the	~
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road between there is the access route between the A141 and B1514 cuts through the site, vegetation to the eastern of the road is very limited but more apparent to the west of it. There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. There are no nature conservation or heritage designations on site. Access to both parcels could be achieved from road between the A141 and B1514, access to the eastern parcel could also be achieved form Thrapston Road although this may not be feasible considering the proximity of the site's edge to the B1514 roundabout. Additionally, it will need to be assessed whether increased vehicles movements arising from residential, commercial or potentially both uses would be acceptable on the local road network in this location. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by two landowners: Jockey Club Racecourses and Cambridgeshire County Council, both landowners support its development but there is no current legal agreement in place. The site promoter states that the parties are in discussion to promote the site jointly for a mixed use development for residential and/or care home use and commercial uses, subject to the County Council's disposal policy and approval by their Members if required with further details of the intended uses/extent of development will be submitted in due course. Part of the site has also been submitted by Cambridgeshire County Council covering its landholdings which consist of the western parcel (see call for site reference Cf:342 - Brampton 15). There are no known legal restrictions impacting the site. It is not known how the site will be delivered at this stage. The site promoters states that the land is available now and may take about 2 years to complete.	~
Achievability The site promoter has identified that it is unknown whether there is a gas supply, mains water supply, electricity supply, and digital and telecommunications infrastructure to service the site. They have identified that the public highway is accessible from the site boundary. The proximity of the site to the strategic road network may give rise to increased levels of pollution which will require mitigation, additionally landscaping and sustainable drainage will be required. The proposed uses and capacities are somewhat uncertain at this stage with the site being put forward for a mixed use residential and commercial scheme. It is	~

unclear at this stage where these uses may be located, the related call for site submission for the western parcel would indicate that it is intended to concentrate residential development on that parcel.	
Deliverability / developability There are no structures to clear but the site's proximity to the strategic road network and risk of flooding require careful design to mitigate against. The site promoter identifies that they are unsure how the site will be delivered at this stage. Although the site promoter states the site is available now, as no planning application has yet been submitted and considering the uncertainty whether the site will be brought forward as a whole and for what uses or whether both parcels will be brought forward separately, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

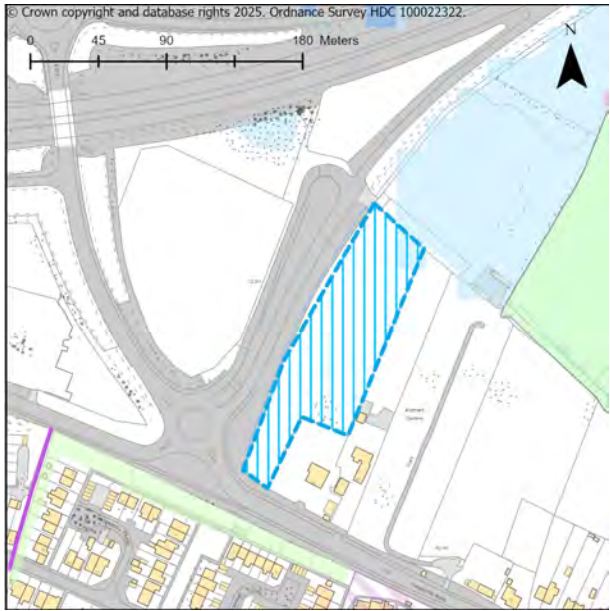
The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land • Constrained by some flood risk • Limited accessibility to services, facilities, primary education and employment opportunities • Limited accessibility to public transport options • Accessible to natural green space • It is within the Great Ouse Valley Green Infrastructure Priority Area • Located to the north of the main built form of Brampton bounded by the road network increasing the risk of higher levels of pollution • Development would not reinforce the form of development which is categorised by typically linear development that facing into the village from Thrapston Road In combination the outcomes of the LAA and SA indicate that the site: • Is not appropriate for development due to very poor opportunities to successfully integrate the site with the existing place and community. Development on the site would not support sustainable place making principles • The site area would also need to be reduced to remove the A141/B1514 slip road as this is not in the ownership of either landowners
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

Part of the site was resubmitted in the Ongoing Call for Sites (see CfS23-24317). This relate to the eastern parcel which adjoins 120 Thrapston Road to the south east of the A141 slip road from junction 22 and is also adjacent to the B1514:



This reduces the site area to 0.87ha and it is being promoted solely for retail such as a small convenience store and commercial leisure uses (floorspace flexible and will be based on the commercial interest received). They also state that 'the landowner would welcome discussions with the Council on potential land uses, including residential.' Depending on the amount of retail floorspace is proposed, a sequential test may be required. The owners (the Jockey Club) state in their submission that they wish to develop the site so that it will support the delivery of racing development which will ensure the racecourse continues to be viable. The submission is also supported by a Site Access Appraisal (January 2025) which identifies that they consider up to 300 vehicles could access and exit the site per day if retail uses were pursued. In response to the consultation on sites in Autumn 2024, the Highways Authority stated there was insufficient access to the whole site. Its location to the roundabout and the slip road is a key constraint as is its impact on traffic in the local and wider area. As such the conclusions of the LAA remain unchanged and the site is still considered to be unsuitable for development.

Brampton 15: Land North of Thrapston Road and South of the A141 (smaller site), Brampton

Site reference	Brampton 15
Site name	Land North of Thrapston Road and South of the A141 (smaller site), Brampton

Site address	Parish(es)	Site area (ha)
Land North of Thrapston Road and South of the A141 (smaller site), Brampton	Brampton	1.46

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	28 homes	Available 2024 - 2028 Build out over 1 year

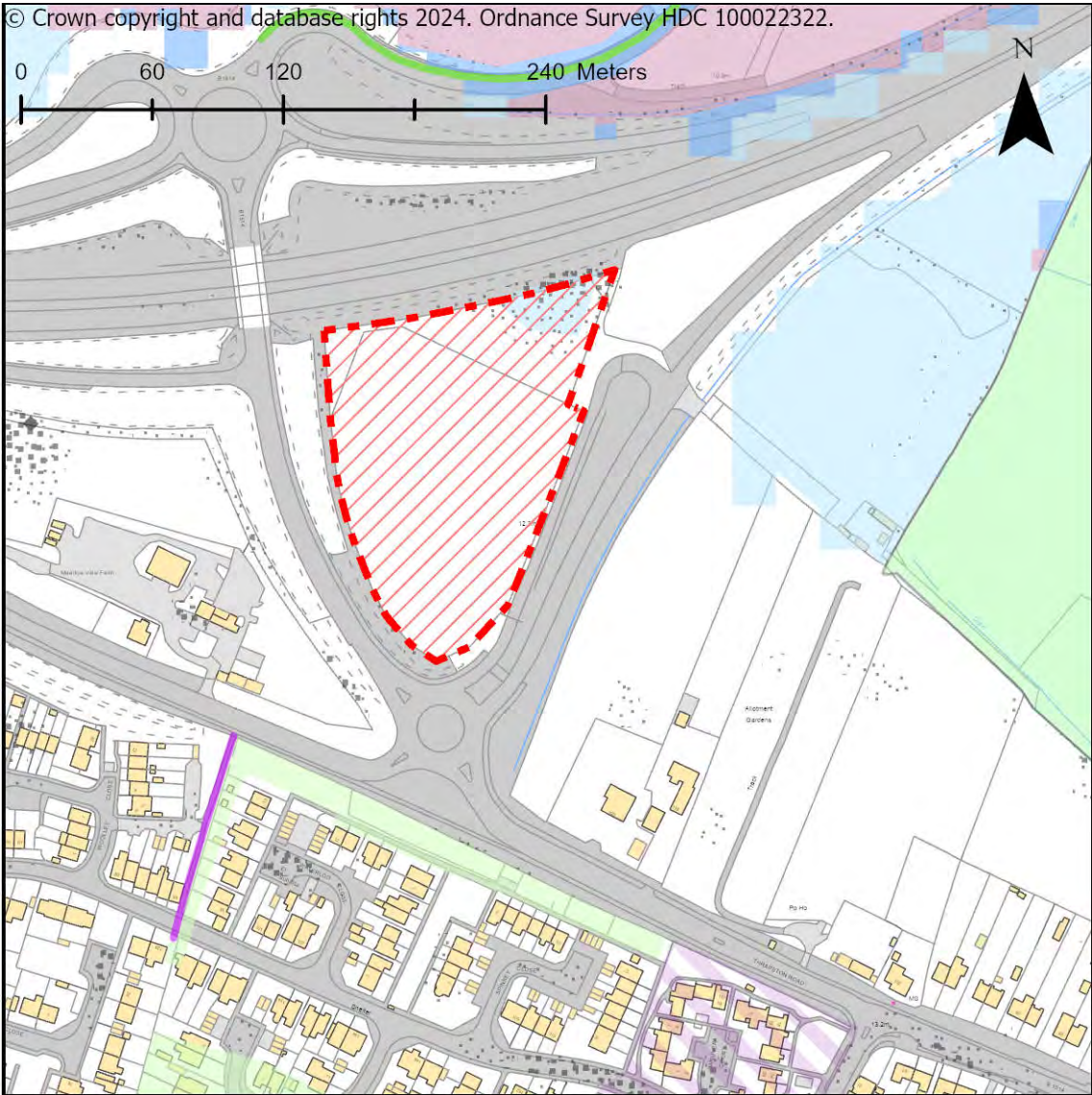
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:342
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Concept Plan (drawing number: JOXXX_008) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is predominately located within flood zone 1 with a very small portion of the north eastern corner being located within flood zone 2. There is also risk from surface water flooding which coincides with the area of land within flood zone 2. The site is wholly classified as grade 3 agricultural land. The site is broadly level and oval in shape. It is bounded on all sides by the road network with the A141 and Spittals roundabout to the north, the B1514 to west and south and by a link route between the A141 and B1514 roundabout to the east. As such the site is well defined and there is existing vegetation and trees along its boundaries screening the roads from view. Across the B1514 to the west of the site is Meadow View Farm which has permission to be redeveloped for 30 new homes. To the south is Brampton village and to the east is residential development and allotment grounds located along Thrapston Road. There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network on all sides meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. There are no nature conservation or heritage designations on site. Access to the site could be achieved from from an existing access between the A141 and B1514 roundabout. The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	~
Availability The site is controlled and owned by a single organisation who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and take 1 year to complete.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The submitted concept plan shows that it is proposed to provide increased landscaping along the site's northern edge and and provide a water attenuation basin in the north eastern corner which coincides with the area of the site at higher risk from flooding. There will need to be adequate noise mitigation due to its proximity to the A141. Access can be achieved from an existing access between the A141 and B1514 roundabout although it is unclear if this access is within the same ownership as the site. This site and a wider land area which includes the access has also	~

been submitted for a mixed use development by a site promoter acting on behalf of the Jockey Club Racecourses. Therefore further investigation on the achievability of access to just this smaller site will require further engagement.	
Deliverability / developability There are no structures to clear but the site's proximity to the strategic road network and risk of flooding require careful design to mitigate against. Additionally successful access requires further investigation. It is intended to acquire planning permission then sell it to a third party for development and that the site will be available between 2024 and 2028. As no planning application has yet been submitted and considering the uncertainty whether the site will be brought forward as part of a larger site in collaboration with the adjoining landowner, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land • Constrained by fluvial and surface water flood risk, particularly on its southern half • Limited accessibility to services, facilities, primary education and employment opportunities • Limited accessibility to public transport options • Accessible to natural green space • It is within the Great Ouse Valley Green Infrastructure Priority Area • Located to the north of the main built form of Brampton bounded by the road network increasing the risk of higher levels of pollution • Development would not reinforce the form of development which is categorised by typically linear development that facing into the village from Thrapston Road In combination the outcomes of the LAA and SA indicate that the site: • Is not appropriate for development due to very poor opportunities to successfully integrate the site with the existing place and community. Development on the site would not support sustainable place making principles

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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Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton

Note: This site has been submitted twice, once on behalf of both landowners (Markham and George Ltd & Lenton Brothers Ltd) and the other on behalf of one of the landowners (Lenton Brothers Ltd). There are some variations in proposed uses and capacities:

- CfS:44 for commercial (employment, logistics and distribution development). This was submitted on behalf of both landowners Markham and George Ltd & Lenton Brothers Ltd.
- CfS:140 for (employment, logistics and distribution development). This was submitted on behalf of one of the landowners, Lenton Brothers Ltd.

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

Site reference	Brampton 16	
Site name	Land at Low Harthay and Woodhatch Farms, Brampton	
Site address	Parish(es)	Site area (ha)
Land at Low Harthay and Woodhatch Farms, Brampton	Brampton; Ellington	71 (whole site) 61 (excluding the existing waste recycling centre site)

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed use submitted under CfS:44: Commercial: - Employment - Logistics, distribution Infrastructure: - Transport and parking/lorry parking Open Space Uses: - Natural, green or open spaces	- Up to 41,806 sqm of employment floorspace - Up to 125,418 sqm of logistics, distribution floorspace - Capacities for parking, open space uses and solar farm TBC	Available 2024 - 2028 Build out over 3 - 5 years

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
- Biodiversity net gain opportunities - Land to safeguard against flooding Other: - Solar farm		
Proposed use submitted under CfS:140: Commercial: - Employment - Logistics, distribution Infrastructure: - Transport and parking/lorry parking - Renewable energy Open Space Uses: - Natural, green or open spaces - Biodiversity net gain opportunities	23,000 sqm for employment floorspace 65,000 sqm for logistics floorspace 2-3 hectares for lorry parking (total parking with logistics/employment use TBC) - circa 9 ha of land for solar panels/ biodiversity net gain (exact split TBC)	Available 2024 - 2028 Build out over 4 years

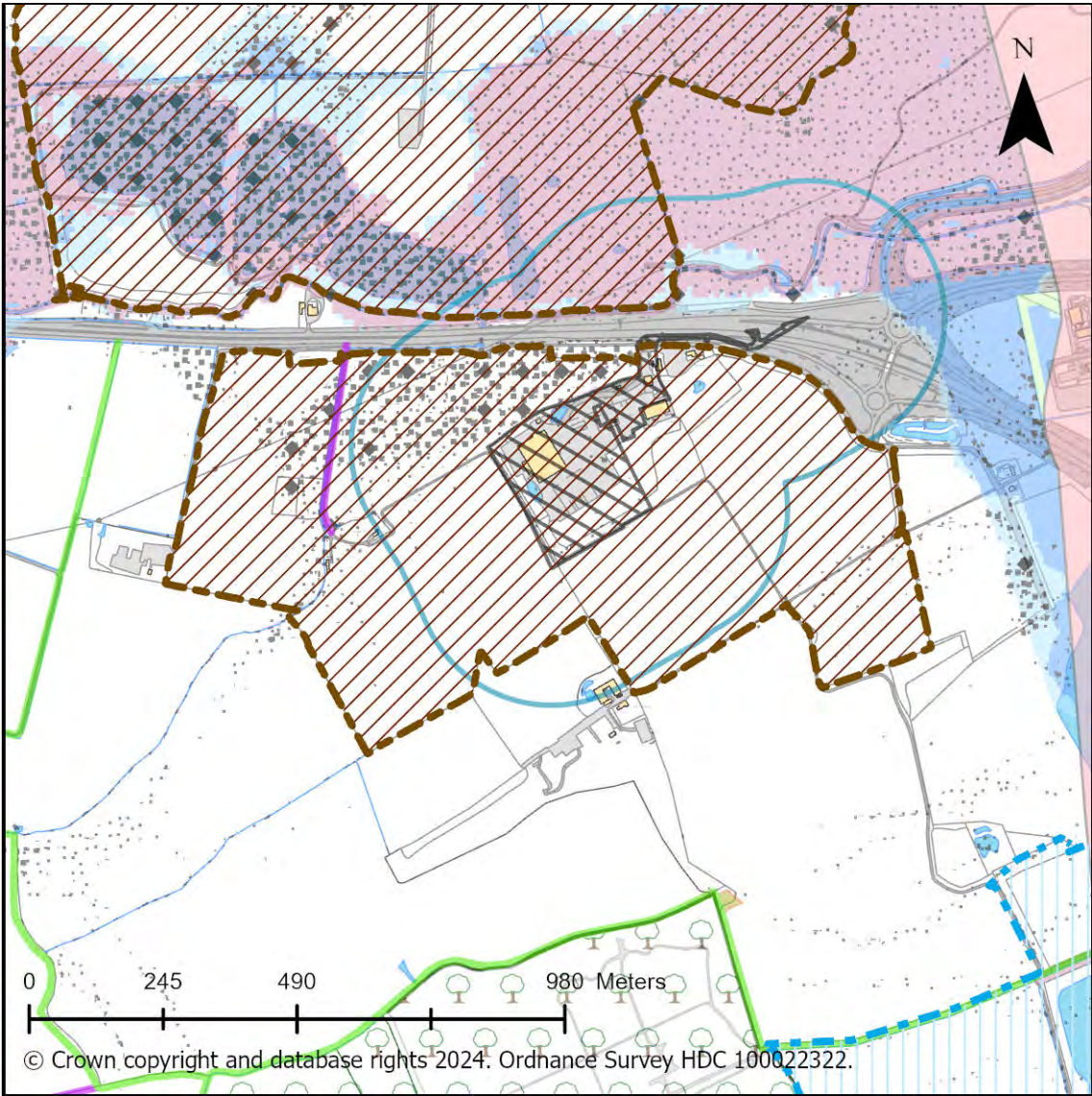
Core information

How was the site identified?	Call for Sites 2023 submissions: - site reference CfS:44 on behalf of Markham and George Ltd & Lenton Brothers Ltd - site reference CfS:140 on behalf of Lenton Brothers Ltd
Relevant planning history	Planning history related to Ellington Waste Transfer and Recycling Facility
Land type	Part greenfield/ part previously developed land
Current use of the site	Part agricultural, part Ellington Waste Transfer and Recycling Facility

Supporting information	- Supporting document prepared by Pegasus Group on behalf of Markham and George Ltd & Lenton Brothers Ltd (June 2023) - Supporting document prepared by Strutt & Parker on behalf of Lenton Brothers Ltd (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	The site includes an active waste recycling centre with much of the wider site falling within its 250m buffer. As not all all of the site falls within this area and more than 0.25ha of land remains that could accommodate built development, the site passes the fundamental constraints.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability

The site is located to the east of Ellington and to the west of Brampton and the Brampton Hut roundabout. The site is currently occupied by a Waste Recycling Centre; an energy from waste plant and farm. It is located immediately south of the A14.

The site is wholly within flood zone 1 but there is significant surface water flood risk across the site particularly focused along the centre of the northern edge of the site. The site is mostly classified as grade 3 agricultural land although its south eastern corner is classified as grade 2. The site rises from its lowest point along its northern edge adjoining the A14 reaching its highest point along the centre of its southern boundary, this is some 30m

higher. The site is well defined by hedgerows and field boundaries but is fairly open particularly to the south as it is more well defined and confined to the north by the strategic road network. The site is located within the countryside with a public right of way found towards the western edge of the site. There is no known contamination on site and no oil or gas pipelines running through the site. However, this will likely require further investigation considering the current use of the site. There are also pylons running over the north western part of the site. The site is bounded by the strategic road network to the north meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. There are no nature conservation or heritage designations on site. The site already benefits from access to the site to the north onto the A14/A141 interchange. This access is both used for agricultural purposes and to provide access and egress from Woodhatch Farm adjacent to the site, which is currently used by HGV's accessing Woodhatch Farm. 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 waste recycling site was included in the development site. The majority 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 but as highlighted includes a waste management area.	
Availability The whole site is owned by two landowners: with the land ownership split 10ha and 61ha. The site promoter putting forward the whole of the site states that it is their intention to deliver the scheme directly by the landowner identifying that the site will be available between 2024 and 2028 and take between 3 to 5 years to complete. The site promoter is working on behalf of just one of the landowners who states that it is their intention to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. They agree that the site will be available between 2024 and 2028 and take about 4 years to complete.	~
Achievability The site promoter putting forward the whole site identifies that gas supply not immediately accessible, the public highway is accessible from the site boundary while the remaining utilities (mains water supply, electricity supply, and digital and telecommunications infrastructure) are available within the site. While the site promoter acting on behalf of the Lenton Brothers identifies that access to gas supply and digital and telecommunications infrastructure is unknown, the public highway is accessible from the site boundary, while mains water supply and electricity supply are available within the site.	~

The site promoter states that the existing facility will be either completely relocated or retained on site within the site boundary. It is unclear if there has been detailed feasibility work on this or whether it is compatible to locate it alongside the proposed employment and logistics development. No detailed odour assessment has been submitted to assess the impact of development on future users of the site. It is also unclear if the proposed development will impact the operational capacity of the recycling centre in the long term, and during its relocation whether there will be disruption in supply. Additionally, it is unclear if there has been consultation with Cambridgeshire County Council on the proposal. The site promoter has identified that there is currently a strip of non adopted land at the proposed access in the ownership of Highways England. They state that discussions are underway to resolve this matter. The site promoter also identifies high power cables run over the north western corner of the site meaning that this part of the site may only be suitable for solar panels and parking. Additionally the existing public right of way will need to be considered in proposals.	
Deliverability / developability The feasibility of relocating and or integrating the existing waste recycling plant within any future development of the wider site is uncertain. Additionally, there are several site constraints across the site to address namely overhead pylons, surface water flood risk, landscaping and masterplanning a appropriate mix of uses to consider as well a potential ransom strip. As highlighted within the availability section, there is some uncertainty on how to deliver the site, it appears this may depend on whether the waste recycling plant is included within future proposals or not. Due to this uncertainty and the lack of a planning application, the site is categorised a 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 partially greenfield land and partially previously developed land with a water recycling centre and energy plant within the site - Mostly classified as grade 3 agricultural land with some grade 2 - Is within flood zone 1 but is somewhat constrained by surface water flood risk - Is approximately 300m from Brampton Wood SSSI and is nearby to the Great Ouse Valley Green Infrastructure Priority Area providing opportunities for some linkages - Is not constrained by heritage designations
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- Is located south of the A14 near to the Brampton Hut roundabout providing excellent connections to the strategic road network
- The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation and could support significant high density economic opportunities in the district
- Is at increased risk from air, light and noise pollution arising from its proximity to the strategic road network and has the potential to increase levels of pollution. The water recycling centre and energy plant on the site may also increase this
- Limited accessibility to public transport options
- Detached from a settlement located within the countryside providing an opportunity for a mini commercial employment centre but the impact on the landscape could be most significant to the south and west

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

- A critical factor is to determine through engagement with Cambridgeshire County Council whether developing the site could adversely impact the existing water recycling centre and if commercial uses can be successfully integrated with it. There are two options, one to develop the site leaving the water recycling centre where it is or relocate the water recycling centre to elsewhere in the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
To be determined following engagement with Cambridgeshire County Council.	TBC	TBC

Updates after the Initial Assessment

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Brampton 17: Brampton Park Golf Club (South site)

Site reference	Brampton 17
Site name	Brampton Park Golf Club (South site)

Site address	Parish(es)	Site area (ha)
Brampton Park Golf Club (South site)	Brampton	5.86

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 150 homes	Available 2035 - 2039 Build out over 5 years

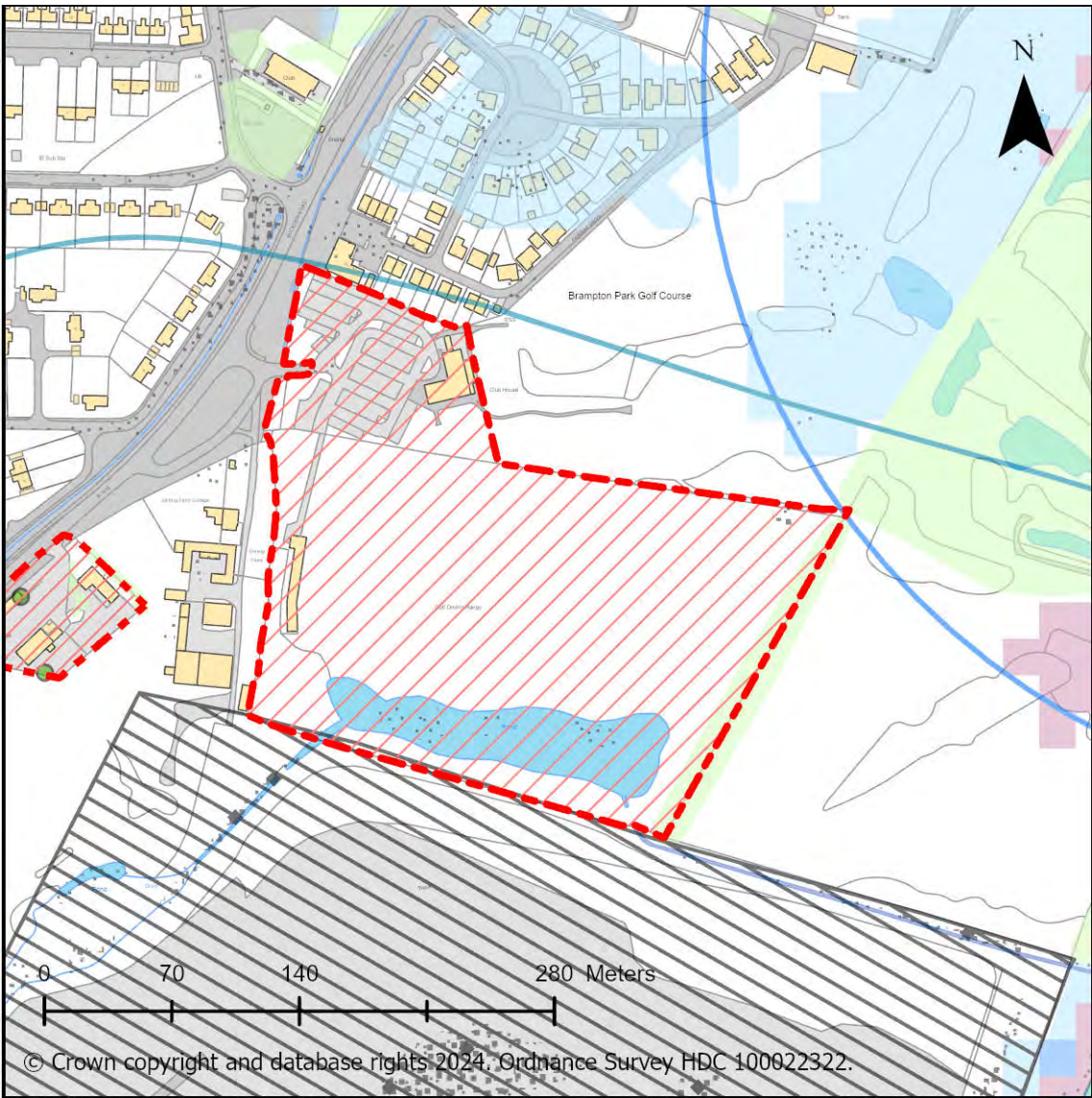
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-247
Relevant planning history	None relevant
Land type	Party greenfield/partly previously developed
Current use of the site	Golf course club house, car park and driving range
Supporting information	None submitted

Fundamental Constraints

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

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	The site is within the consultation area for the Buckden Landfill Waste Management Area (WMA). No assessment has been made by the site promoter on the impact of the proposed development on the MWA and no odour assessment has been submitted.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



	demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
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Impact of the Sustainability Appraisal on the assessment

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

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is within the consultation area for the Buckden Landfill Waste Management Area (WMA).	N/A	N/A

Updates after the Initial Assessment

During the consultation on sites in the Autumn of 2024, the site promoter withdrew the site. It therefore will not be considered further.

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site falls within 250m of a waste management area. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MWA. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and
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Brampton 18: Brampton Park Golf Club (North site)

Site reference	Brampton 18
Site name	Brampton Park Golf Club (North site)

Site address	Parish(es)	Site area (ha)
Brampton Park Golf Club (North site)	Brampton	9.40

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 200 homes	Available 2035 - 2039 Build out over 7 years

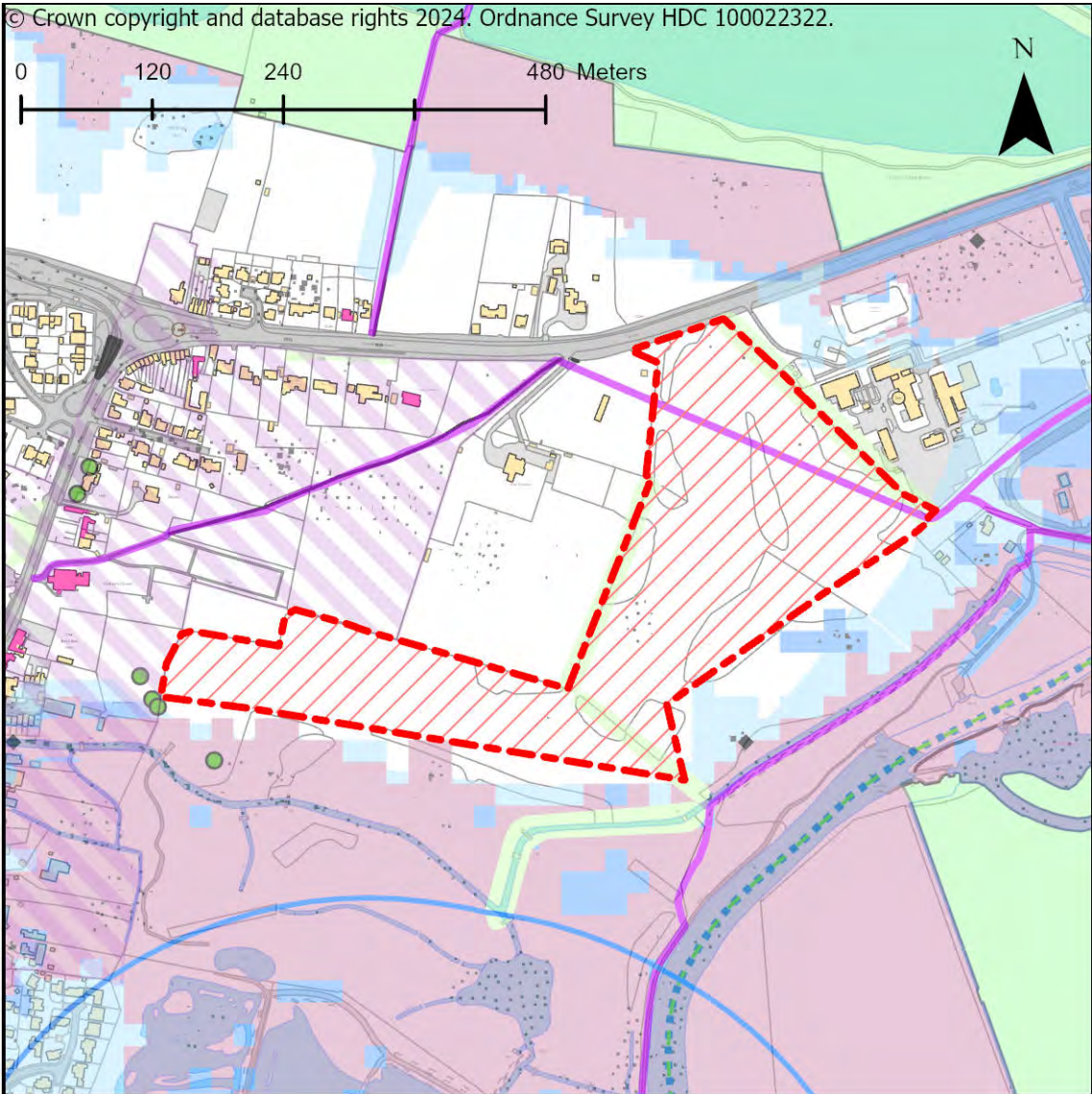
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-248
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Golf course
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

Suitability and constraints	~
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The site is located within flood zone 1 with areas of recorded risk from surface water. The majority of the site is classified as grade 3 agricultural land with only a small portion of its western most edge adjacent to St Mary's Church is classified as urban land. The site is broadly level and located on the western edge of Brampton consisting of land currently used as a golf course. Within the site, there are various trees, hedges and bunkers. The site's edges are clearly defined by hedgerows which enclose but it still affords views out across the wider landscape to the east and south. To the west vegetation is slightly denser where it adjoins residential gardens and a churchyard. To the north of the site is Thrapston Road, to the west is Brampton village and to the south and east the open countryside. A public right of way runs through the northern half of the site from Thrapston Road connecting to a series of other public rights of way paths to the east of the site which connect through to the Ouse Valley landscape. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets on site, although the site adjoins the conservation area on some of its western edges and is adjacent to listed buildings located along the western edge of Brampton so development could impact the setting of heritage assets. There are also no nature conservation designations on site, however the site is within the Great Ouse Valley Green Infrastructure Priority Area so development of the site will have a significant impact on the Great Ouse Valley landscape as well as the rural edge of Brampton and its relationship with the Ouse Valley. Access can be achieved from Thrapston Road. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single company with land control arrangements in place by legal agreement with multiple individuals/ companies. The development of the land is supported by the landowner which is subject to a shareholder vote. There is a restrictive covenant in place requiring 'no part of the property shall be used other than for agricultural purposes or for the extension of the existing golf course and the provision of a driving range...'. Also, Brampton Park Golf Club has security of tenure on the land until 2039 with rights to renew under the Landlord and Tenant Act 1954. The Golf Club has expressed their intention to seek an extension to their tenancy. The site promoter states that the early ending of the lease would be subject to private negotiation and agreement. The site promoter also states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2035 and 2039 but as stated above the golf club has tenure of the land until 2039.	~
Achievability	~

The site promoter has identified that all main services are accessible from the site boundary. There are few major topographical challenges in developing the site, however the landscape impact of development would be very significant. The site also has a public right of way within the site which would need to be considered and integrated into any master plan for the site. The availability of the site is also uncertain with the site not likely being available before 2039 and also subject to negotiation between the landowner and the tenant (Brampton Park Golf Course) who may reach an agreement to extend the tenancy.	
Deliverability / developability The site is greenfield and is currently in use as a golf course. The availability of the site for development is subject to the current use of the land coming to an end which is not expected until after 2039. The site forms part of the rural edge of Brampton and its development would encroach into the Great Ouse Valley Green Infrastructure Priority Area. 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 greenfield land currently in use as a golf course - Consists of mostly grade 3 agricultural land with some urban land - In walking distance to services and facilities - Good accessibility to public transport options - Accessible to natural green space - It is within the Great Ouse Valley Green Infrastructure Priority Area - Located on the north eastern edge of the built form of Brampton village but has a much stronger relationship to the Great Ouse Valley - Adjacent to a conservation area which could be adversely impacted by proposals - There is a public right of way running across the northern part of the site connecting through to the village and out across the Ouse Valley landscape In combination the outcomes of the LAA and SA indicate that the site:
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- Is not appropriate for development due to the likely very significant adverse impacts on the landscape as it would result in the erosion of the rural character of the area and encroachment into the Great Ouse Valley landscape.
- There is uncertainty on the availability of the site even once the lease ends in 2039 as it is the intention of the Golf Club to extend their tenancy of the land.

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 it is inappropriate for development due to its very significant likely landscape impact. The availability of the site is also uncertain.	N/A	N/A

Updates after the Initial Assessment

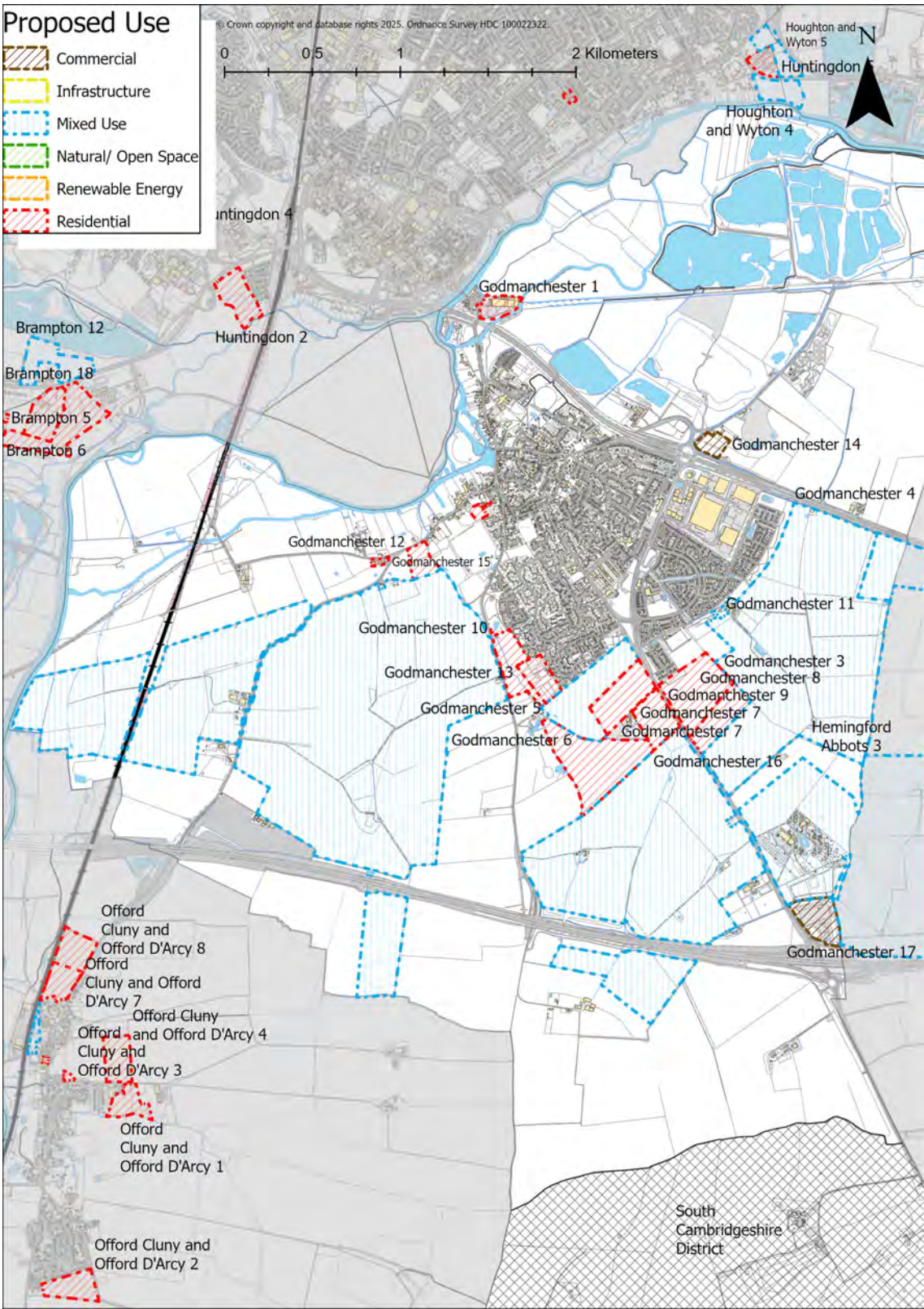
During the consultation on sites in the Autumn of 2024, the site promoter withdrew the site. It therefore will not be considered further.

Godmanchester

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

- Godmanchester 1: Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester
- Godmanchester 2: Corpus Christi Paddock, Godmanchester
- Godmanchester 3: Dexters Farm, Godmanchester
- Godmanchester 4: Emmanuel Knoll Village, Godmanchester
- Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester
- Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester
- Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester
- Godmanchester 8: Land East of A1198 - (East of Bleakley Farm), Godmanchester
- Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester
- Godmanchester 10: Land East of Silver Street, Godmanchester
- Godmanchester 11: Land to the south of the A1307, Godmanchester
- Godmanchester 12: Land South of West Street, Godmanchester
- Godmanchester 13: Land off Bluegate, Godmanchester
- Godmanchester 14: Land East of Cow Lane, Godmanchester
- Godmanchester 15: Land off Berry Lane, Godmanchester
- Godmanchester 16: Land West of A1198 (West of Bleakley Farm), Godmanchester
- Godmanchester 17: Former Motorway Compound Site, North of A1198 roundabout

15.6 Please note that 'Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and East of A1198)' also partially falls within Godmanchester parish, but it has been included under Hemingford Abbots as most of the site lies within that parish area.



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



Godmanchester 1: Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester

Site reference	Godmanchester 1
Site name	Former RGE Engineering site and HDC Car Park, The Avenue, Godmanchester

Site address	Parish(es)	Site area (ha)
Former RGE Engineering site and HDC Car Park, The Avenue, Godmanchester	Godmanchester	2.46

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	130 homes	Available from 2023 Build out over 3 - 5 years

Core information

How was the site identified?	Calll for sites 2023 submission: site reference - CfS:275
Relevant planning history	HLP2023 allocation: reference HU 14 REGE Engineering, Godmanchester (Note: this is a slightly reduced site area from that allocated.)
Land type	Wholly previously developed land
Current use of the site	Part industrial and part car park
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately one sixth of the site is in flood zone 3b	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 Flood risk is a substantial constraint on this site with approximately one sixth being located within flood zone 3b functional floodplain and around a third of the total site being in flood zone 2 or higher. The site is wholly previously developed so there is no loss of agricultural land, having formerly been used for a flour mill and railway sidings.. The land is flat and with industrial buildings covering the northern section and hard surfaced car parking covering the remainder. The northern boundary adjoins the extensive Westside Common and the southern and eastern sides being formed by Cooks Stream; both of these connect into the wider open landscape of the Great Ouse Valley. The south western boundary faces onto The Avenue (B1044) which connects Godmanchester to Huntingdon across the medieval bridge. The north western boundary faces the 4 and 5 storey Riverside Mill apartments and their associated car parking area; clear views can be obtained across the garaging and surface car parking to the Mill building. Limited views of the northern edge of the site can be obtained from Riverside Park in Huntingdon with a row of trees providing some screening. The eastern and southern boundaries have some boundary trees and hedging along Cooks Stream. Views directly south are limited by the bridge and embankment associated with the A1307; long distance views eastwards across Westside Common lead to Godmanchester nature reserve and former gravel pits along Cow Lane. There are, however, very limited public rights of way in the area with the nearest point being over 200 m to the east where a well screened footpath connects to the nature reserve. The site would be highly visible from the western boundary as it is slightly raised above the level of The Avenue but it would immediately connect into other established development at Riverside Mill. The proposed use would be compatible with the neighbouring residential development. The very south eastern edge of the site lies within a 250 m buffer zone of the collection of landfill sites around Cow Lane although it is beyond that distance of any active sites. The site is not affected by any oil pipelines or electricity power lines but a gas pipeline runs along the southern boundary. The site does not contain any heritage or nature conservation assets along it is close proximity to both Huntingdon and Godmanchester conservation areas. There are six trees with preservation orders along the north western site boundary. As the site is wholly previously developed and contains a range of buildings which are no longer in use redevelopment could contribute to regeneration of the site. The site is wholly within a sand and gravel mineral safeguarding area and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. It is situated outside the 400 m buffer of any water recycling centre.	~
Availability	+

The site is in multiple ownership with a legal agreement for combined promotion and development. There are no known legal restrictions affecting the site. The southern part of the site is currently in use as a public car park; this use will either need to be ceased or reprovided elsewhere. The current site allocation is larger than this proposal with land to the south of that currently proposed potentially providing an alternative for some car parking provision. The site promoter suggests that the site is expected to be delivered by a housebuilder who is already working in partnership with them.	
Achievability Gas, water, electricity and telecommunications infrastructure are all available within the existing site. The site already has established highway access to The Avenue. There are no topographical challenges in terms of site delivery although avoid of areas of substantial flood risk and flood mitigation measures will impact on the capacity and layout of the site. The gas pipeline along the southern boundary will also form a constraint the layout of development as acknowledged by the site promoter. The site has direct access to the B1044 and currently includes a public car park giving good access to the public highway for both construction and future occupiers. The site promoter has indicated a preference for development of a higher number of homes than are currently allocated along with inclusion of some retail floorspace. Clearance of the existing RGE Engineering buildings will be necessary along with any decontamination that might be required given the previous use.	~
Deliverability / developability There are substantial buildings to clear and car park hard surfacing to deal with to enable development. The site is sensitively located in terms of landscape given its position within the Great Ouse Valley landscape and proximity to Westside Common in particular. The site is wholly contained within the boundary of the current allocation and a housebuilder is involved in the scheme. Therefore, it is categorised as deliverable.	+

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is mainly in flood zone 1 but nearly a third is in flood zone 3 - Is wholly previously developed land with a range of buildings and hardstanding - Highly accessible to services, facilities and public transport
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- Accessible to employment opportunities
- Good access to open spaces
- Development would provide the opportunity for redevelopment which would improve the appearance of the area
- Located adjoining existing high density residential accommodation and open countryside

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

- Would make effective use of the land and provide the opportunity to create new homes in a highly sustainable location
- Has potential to provide built development of a scale that could be integrated into the existing place and community and enhance the character of the local area
- Requires careful masterplanning and design to ensure integration and harmonisation with surrounding development and countryside

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.46ha Removed 0.79ha as being outside flood zone 1 with 100 year climate change allowance which could be partially used for open space, landscaping and flood mitigation. This leaves 1.67ha of which 90% net developable area to allow for open space and landscaping. 1.67ha x 90% = 1.5ha	Residential - market and/or affordable housing A combination of 50% of the net developable area at 85 dph reflecting the opportunity to maximise new homes in such a sustainable location and 50% at moderate density of 50 dph reflecting the need for sensitivity to the adjoining Westside Common. High density of 85 dph x 0.75ha = 64 homes and Moderate density of 50 dph x 0.75ha = 38 homes Total capacity for 102 homes	2024-2028 The site is already allocated in the adopted Local Plan. Build out over 2 years

Updates after the Initial Assessment

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Godmanchester 2: Corpus Christi Paddock, Godmanchester

Site reference	Godmanchester 2
Site name	Corpus Christi Paddock, Godmanchester

Site address	Parish(es)	Site area (ha)
Corpus Christi Paddock, off Old Court Hall, Godmanchester	Godmanchester	0.51

Promoter's Intentions

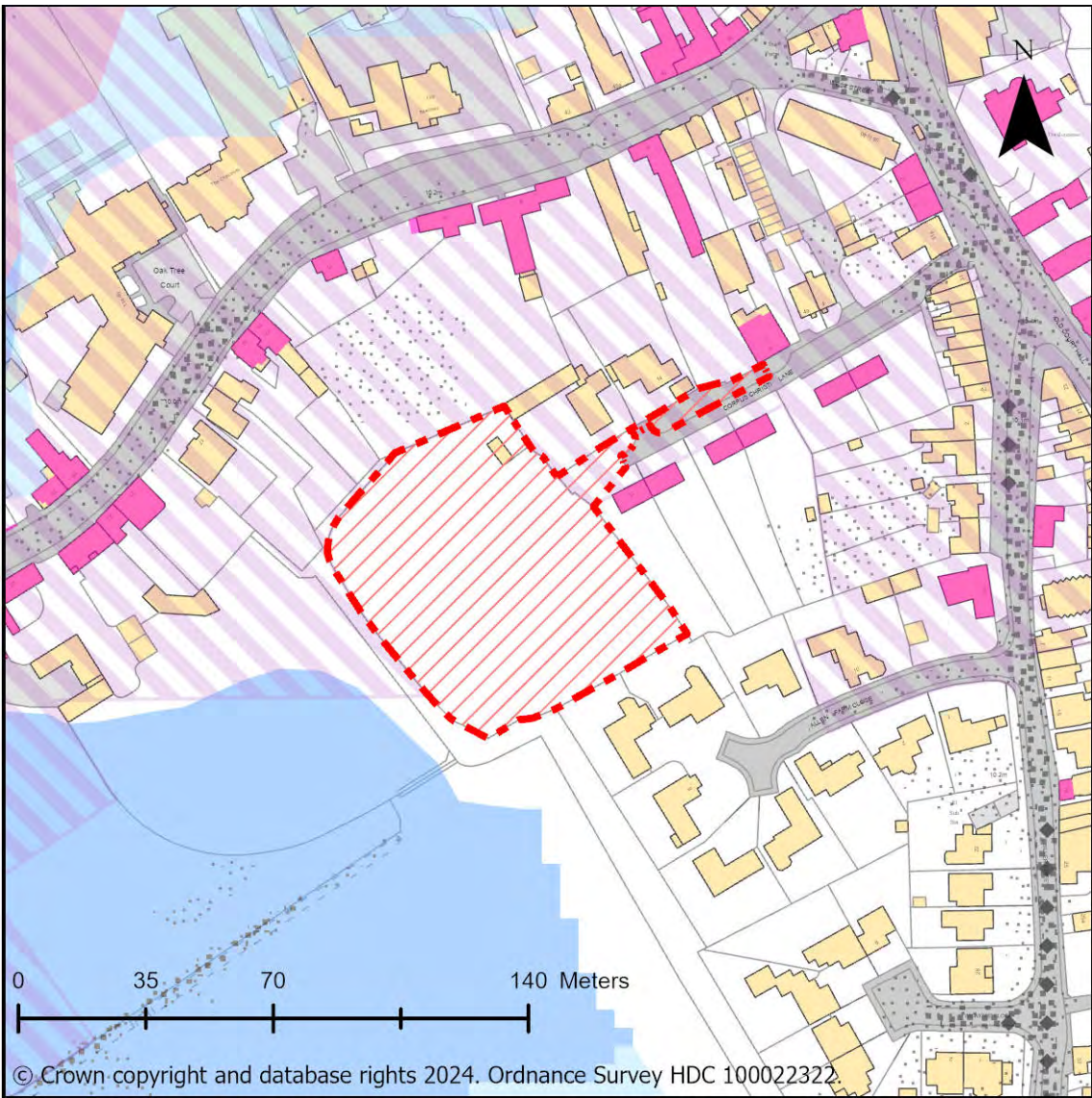
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Approximately 15 homes	Available 2023 Build out over 1 - 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:323
Relevant planning history	Application number: 15/01955/FUL Proposed development: Erection of 20 dwellings following demolition of 6 dwellings Outcome: Withdrawn February 2016 Previous applications for residential development in 1991, 1981 and 1975 all refused HELAA (December 2017): Corpus Christi Paddock (196)
Land type	Wholly greenfield land
Current use of the site	Agricultural land (paddock)
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1 with no surface water flood risk either. The land use type is classified as urban although it is actually in use as a paddock. The land is level with no substantial built structures. It is situated at the end of a cul-de-sac and is encompassed by rear gardens to properties on West Street, Corpus Christi Lane and Allen Farm Close. All boundaries are enclosed by trees and hedging strongly limiting any visibility between the site and surrounding uses other than in the south eastern corner and by the access gate from Corpus Christi Lane. The northern and western edges of the site adjoin extensive rear gardens to properties on West Street. The southern edge adjoins late 20th century homes and the eastern edge adjoins the side of rear gardens on Corpus Christi Lane. The	-
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site cannot be seen from any public viewpoint other than the current access gate. The landscape impact of development would be limited provided the existing boundary trees and hedges were retained. There are no known pollution or contamination constraints affecting the site, nor any oil or gas pipelines or electricity powerlines. While there are no heritage assets within the site it is highly sensitive in terms of heritage constraints. The northern half of the site is encompassed by the conservation area. The approach to the site adjoins 1-11 (odds) Corpus Christi Lane which is a group of six listed 20th century agricultural workers cottages for which the setting formed by the rural nature of Corpus Christi Lane and the adjoining paddock are highly relevant to the justification for their designation. There are no nature conservation designations within the site. Immediately south of the site is a tree subject to a tree preservation order. Highway access to the site is a substantial constraint due to the narrow nature of Corpus Christi Lane and the pinch point created by the listed property number 6-8. The exit from Corpus Christi Lane onto Old Court Hall is not segregated and so crosses a wide stretch of pavement. The limited visibility of the access point poses a risk to pedestrians which is a significant constraint to developing the site. Development of the site would not contribute towards regeneration as it is wholly greenfield. It is situated within a sand and gravel mineral safeguarding area and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development.	
Availability The site is in the control of an individual company which supports its promotion for development. There are no known legal restrictions affecting the site. The landowner anticipates that following allocation, planning permission would be acquired and the site sold to a third party for development.	+
Achievability Gas, water, electricity, telecommunications and the public highway are all accessible from the site boundary. Access using Corpus Christi Lane and onto Old Court Hall are heavily constrained and may impede the achievability of the site either in its entirety or to the level sought by the site promoter. Alternatively, significant improvements to the junction arrangement will be required. There are no utility infrastructure constraints affecting the site's achievability. The site is 1.5 kms from the railway and just over 2 kms from the A14 so noise constraints are unlikely to impact it. The site promoter has provided no indication of proposals for mitigating the impact of development on the adjoining heritage assets. The site promoter has repeatedly sought to achieve residential development on the site.	~

Deliverability / developability The site is highly constrained by surrounding heritage assets and access arrangements. Therefore it is categorised as physically developable subject to highway access being achievable.	-
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the highly sensitive nature of the heritage constraints affecting the site and the cumulative challenges posed by securing a safe access both within Corpus Christi Lane itself by the pinch point and at the crossing of Old Court Hall.
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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 the site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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Godmanchester 3: Dexters Farm, Godmanchester

Site reference	Godmanchester 3
Site name	Dexter's Farm, Godmanchester

Site address	Parish(es)	Site area (ha)
Dexter's Farm, London Road, Godmanchester	Godmanchester	10.18

Promoter's Intentions

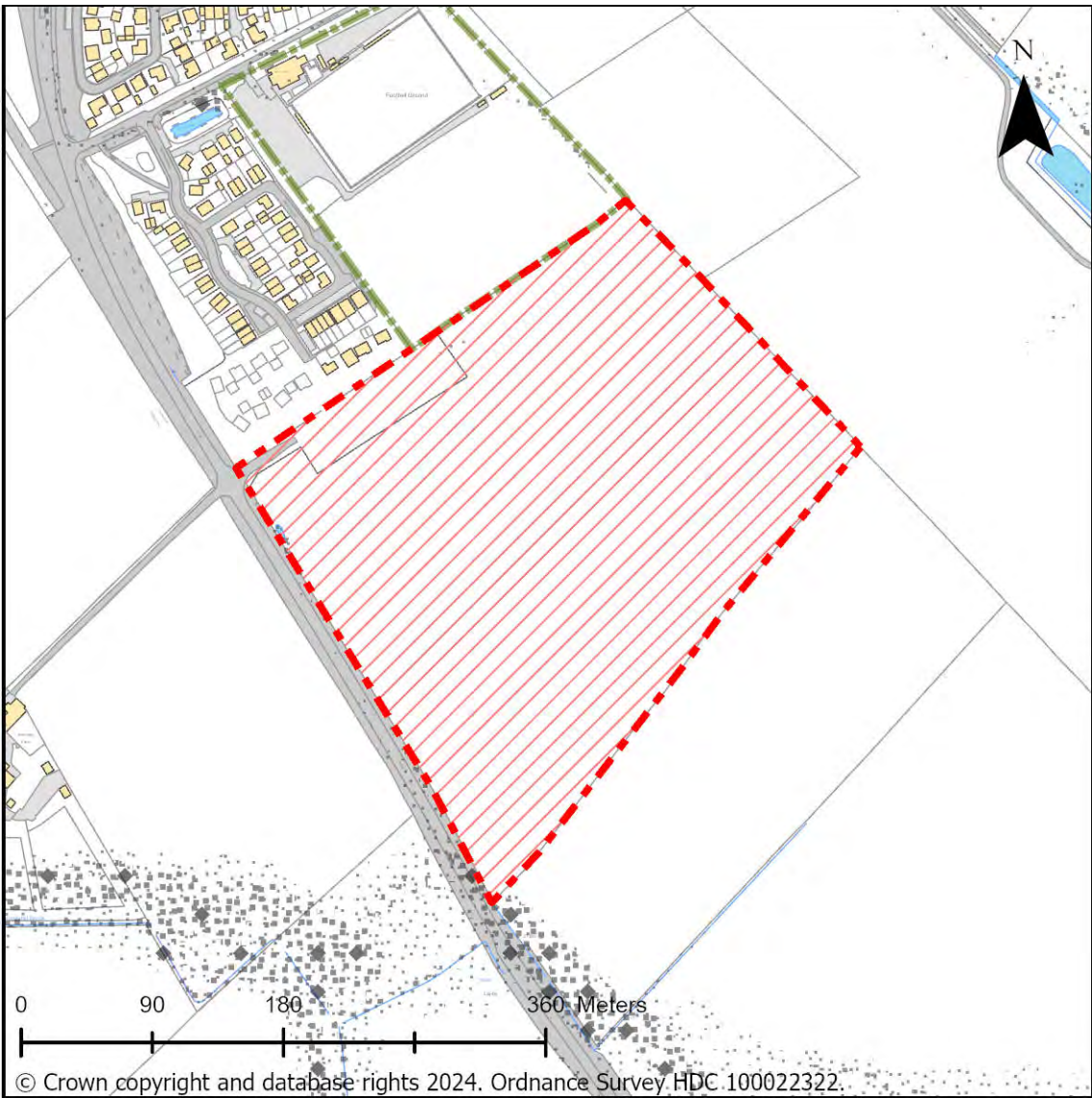
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	230 homes	Available 2024 - 2028
Market and/or affordable housing	0.95 ha of open space uses	Build out over around 4 years
Open space uses:		
Natural, green or open spaces for a variety of uses		

Core information

How was the site identified?	Call for sites submission: site reference - CfS:87
Relevant planning history	HELAA (December 2017) - southern part of Dexter's Farm site 188
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Access and Highways Technical Note Concept Plan Preliminary Ecological Appraisal Vision Document

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 very low risk of surface water flooding. It comprises wholly grade 2 agricultural land. The land slopes gently rising from the boundary with the A1198 up towards the eastern corner of the site. This increasing elevation is part of the wider open agricultural landscape which rises to the south east of the site to a high point directly north of Wood Green Animal Shelter. Land to the west of the site across the A1198 falls away gently towards Stoneyhill Brook. The northern boundary of the site adjoins Whitehill Gardens 21st century housing development and Godmanchester Rovers football club which includes a floodlit pitch. These have limited hedgerow screening and development of the site would be visible from both. The eastern and southern boundaries adjoin arable	~
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agricultural fields separated by hedgerows interspersed by some trees with the south western section being very open. The western boundary adjoins the A1198 from which it is separated by a ditch and hedgerow. The site is visible from the A1198 both from further south by Wood Green and in close proximity by the site boundary. Very limited long distance views can be obtained from Silver Street to the west but there are no public rights of way in the vicinity providing any other viewpoints. The site would be seen from the southern aspect in the wider context of modern residential development although it would have an impact on the wider landscape as development would extend the urban edge of Godmanchester in an isolated location if the site was to be brought forward on its own, although it is noted that the site promoter has suggested that it could form part of a larger scheme connecting through to the A1307.

The site has no record of pollution or contamination constraints and there are no oil or gas pipelines or overhead power lines affecting the site. There are no known heritage assets affecting the site. The site has no designated nature conservation assets recorded and there are no tree preservation orders.

The site is wholly greenfield so would not contribute to regeneration in any way. It is situated outside of any minerals safeguarding areas or any water recycling centre buffer zone.

Availability

The site is in single ownership and optioned by a housebuilder. There are no known legal restrictions affecting the site. There are no current uses requiring relocation. The site is promoted by the housebuilder who has an option on the land and intends to deliver the development themselves.

Achievability

All utility services are accessible from the site boundary. Initial access for a first phase of 50-60 homes is proposed by the site promoter to be taken through Whitehill Gardens. To develop the whole site a the promoter suggests a new roundabout with the A1198 would be provided with a road link through this site and on to land around the east of Godmanchester and ultimately connecting to the A1307. The slope of the land does not pose significant challenge from a construction perspective but will necessitate careful landscaping buffers around western, southern and eastern boundaries of the site. No utility infrastructure is present to impact on achievability. The site adjoins the A1198 and at its nearest point is 1.2 kms from the A14 and with 680m of Wood Green animal shelter both of which may generate noise levels on occasion that could cause disturbance. The site promoter has provided a concept plan indicating their broad intentions of the site containing a first phase accessed off their Whitehill Gardens development and a second larger phase accessed from a new roundabout on the A1198 in conjunction with the Godmanchester 4

- Emmanuel Knoll Village proposal. However, the latter is proposing an alternative roundabout and link road further south which would not be reliant upon this access point and may significantly impact its achievability.	
Deliverability / developability The site would extend the built form of Godmanchester significantly into the surrounding countryside if developed in isolation. Development as part of a collaborative scheme with Godmanchester 4 Emmanuel Knoll Village would require collaborative working and substantial new highway infrastructure. Therefore, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues in bringing forward this site: - It is wholly greenfield land of grade 2 agricultural value - Flood zone 1 with very limited surface water flood risk - No nature conservation or heritage designations nearby - Services and facilities are within reasonable distances but accessibility is impeded by the lack of footpath connectivity along the A1198 along the southwestern section of Romans' Edge - Significant challenges in terms of impact on the wider landscape - Impact on the wider built form of Godmanchester through further isolated development to the south along the A1198 In combination the outcomes of the LAA and SA indicate that the site: - Would not be appropriate for development in isolation due to its lack of connectivity into the wider built form of Godmanchester and impact on the landscape to the south and east - Could be appropriate if it were brought forward as an integrated element of a larger scheme to the south and east of Godmanchester forming a complete new neighbourhood
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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 10.18ha.	N/A for the site in isolation	N/A for the site in isolation

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
In isolation the site is not considered appropriate for development and so no capacity calculation has been undertaken in this context.		
Should the site be brought forward in combination with adjoining land to the east and south (Godmanchester 5 and Godmanchester 8) then the gross site area is 10.18ha 60% net developable area to allow for landscape mitigation and integration with adjoining sites. 10.18ha x 60% = 6.11ha	Residential market and/or affordable housing Low density of 35 dph due to the potential scale of a larger integrated scheme and reflecting similarity of density to Romans' Edge. Low density of 35 dph x 6.11 ha = 214 homes	Available post 2028 Build out over 4-5 years

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter resubmitted their Vision document and Highways Technical note but submitted a Landscape and Visual Impact Assessment (LA5744-LVA-01A, November 2024) to support the proposal. This assessment only considers this site and not the potential of it being brought forward alongside adjoining land parcels. As a result, while the assessment explores the landscape impact of the development and concludes it would not result in adverse impact, it does not sufficiently overcome the issue with the site's development which is its connectivity to the wider built form of Godmanchester. In combination, it is concluded that the assessment should remain unchanged. In the Preferred Options draft Local Plan, this site is combined with Godmanchester 5, 7, 9 and 10 to form a larger draft site allocation. This is for a combined capacity of 520 homes, 0.8ha extension to the Godmanchester Lawn cemetery, green infrastructure for open space, biodiversity net gain and flood mitigation and also a new roundabout on the A1198. This is to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook.

Godmanchester 4: Emmanuel Knoll Village, Godmanchester

Site reference	Godmanchester 4
Site name	Emmanuel Knoll Village

Site address	Parish(es)	Site area (ha)
East of Romans' Edge, Godmanchester	Godmanchester	106

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable homes - Specialist housing Commercial: - Employment - Retail - Commercial leisure Infrastructure: - Link road between A1307 and A1198 - Solar energy park - Primary school Open spaces: - Public open space/ biodiversity enhancement - Allotments - Drainage attenuation	800 - 1,200 homes All commercial used to be confirmed 2 form entry primary school Solar energy park 3.6 ha Open space/ biodiversity enhancement 44.45 ha Allotments 0.75 ha Drainage attenuation 3.6 ha Retained farmland and woodland 13 ha	Available 2024 - 2028 Build out over around 10 years

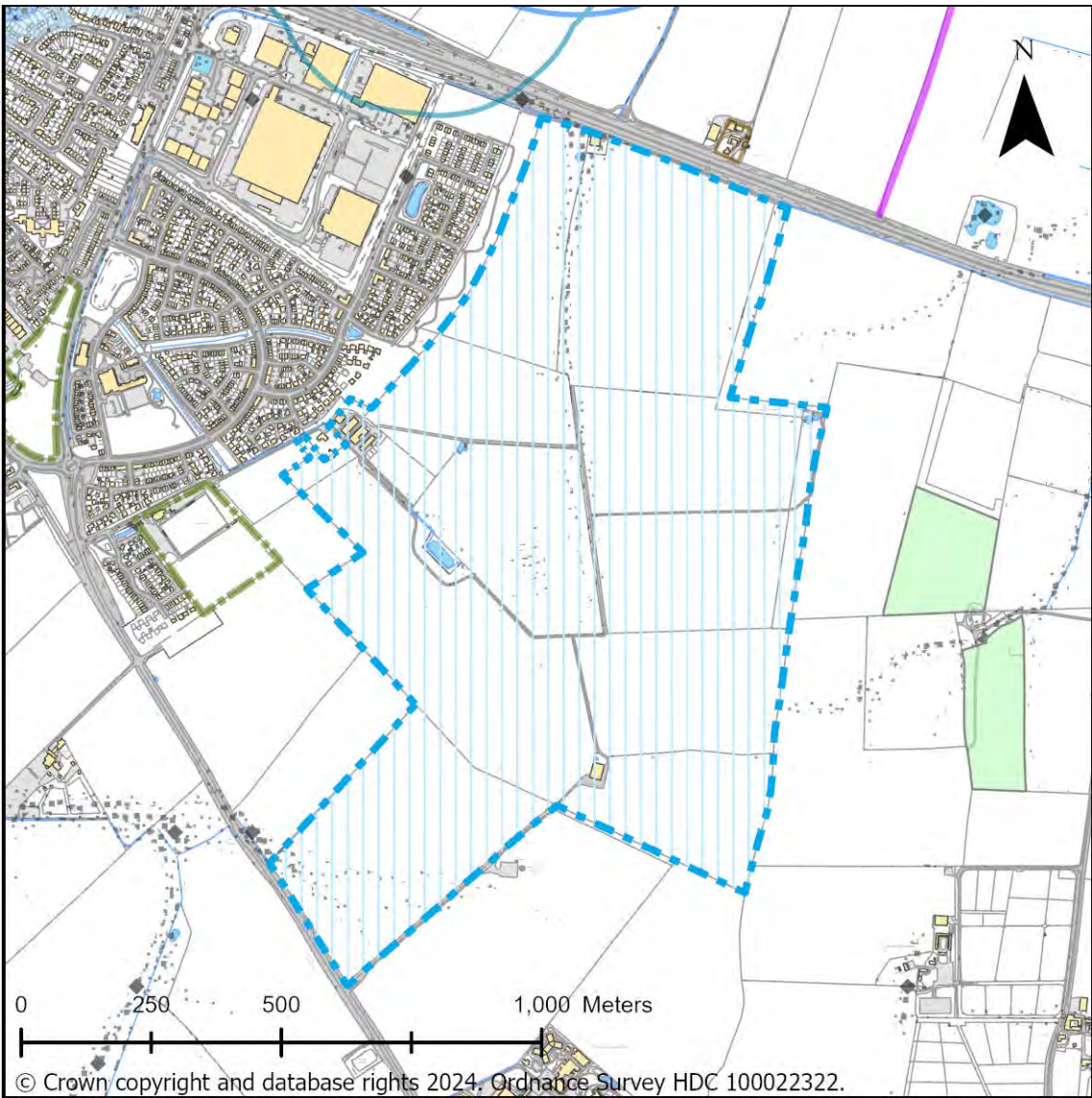
Core information

How was the site identified?	Call for sites 2023 submission : site reference - CfS:207
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Relevant planning history	HELAA (December 2017) part of East of Romans' Edge site (123)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	- Acoustics technical note - Emmanuel Knoll Vision document - Energy sustainability briefing note - Heritage assessment - Landscape technical paper - Preliminary Ecological Appraisal with bird survey and bat activity reports - Transport technical notes (6) - Utilities guidance note

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 in flood zone 1 with approximately 9% subject to surface water flood risk. Broadly the northern half of the site is grade 3 agricultural land and the southern half is grade 2. It is primarily arable but there is a central area of pasture. The scale of the site is large at around 50% of the current built up area of Godmanchester thus having potential to significantly alter the context of the current town. The land slopes overall from a high point just north of Wood Green Animal Shelter descending towards the northwest; along the northern boundary it also falls from Emmanuel Knoll plantation down towards the western edge by Cardinal Park business park. The site	~
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sits within the South East Claylands landscape character area and demonstrates typical characteristics of this through its gently undulating landform, long established hedgerows with frequent hedgerow trees, occasional blocks of woodland and heavy clay soils. The site sits on more elevated land than the established town of Godmanchester and forms a high point in the wider landscape which falls broadly in a north westerly direct to the low lying Ouse Valley. The north western boundary of the site adjoins the 21st century Romans' Edge residential development which currently forms the south eastern edge of Godmanchester with an open space landscaping belt separating the site from recently built housing. The northern boundary adjoins the A1307 dual carriageway (formerly the A14). This boundary is relatively open with more solid hedgerow and trees in the eastern part near Emmanuel Knoll Plantation and with a mixture of low hedging and open wooden fencing along the remainder, becoming more substantial towards Romans' Edge. Immediately beyond the boundary is the A1307. The slip road to the junction with the A1198 runs along around the western third of this section starting adjacent to an open sided agricultural barn situated within the site. The northern part of the eastern boundary is formed by Emmanuel Knoll Plantation which comprises a substantial tree belt of between 30 - 40 m wide screening the approach to the site from the east. The southern part of the eastern boundary is comprised of traditional field hedgerow giving more limited screening into the the higher southern part of the site from Moats Way. The southern boundary adjoins two arable fields with the eastern part comprising a 10 m tree belt and the western side being an open track to the Kings Bush wind turbine which is situated just south of the site boundary. The south western boundary partially adjoins the A1198 with a ditch and low hedge allowing clear views from the road into the rising land of the site. Further north along this boundary are a series of field boundaries with hedging and groups of hedgerow trees with the most northerly section adjoining sports and play facilities associated with Romans' Edge along with a residential bungalow which is outside the site boundary and a cluster of agricultural buildings inside the site. There are no public rights of way within or in the immediate vicinity of the site. However, views into the site can be obtained from the north not only from the A1307 but also further north from Eastside Common which includes several recreational paths. Parts of the site can be seen from the east along Moats Way along with views out from higher land within the site to the east and south. Views can be obtained into and out of the site from the A1198 and long distance glimpses of parts of the site can be had from the Pathfinder long distance footpath where it runs along Silver Street into the south western edge of Godmanchester. The site is highly visible from within Romans' Edge which was designed to contain built development below the 30 m contour line with land within the site rising just over 10 m above this. Given the scale of the site and its increasing elevation away from the current built up area development would be highly visible in the landscape. Careful use would need to be made of the existing hedgerows and trees with substantial planting reinforcements to help mitigate this impact. Placement of buildings within the site would also need to be carefully limited to reduce the landscape impact on more sensitive locations and external viewpoints. A particular constraint is the location of the site's boundary with the A1198 which is separated from the existing built form of Godmanchester by two open agricultural fields.

A very small part of the north western corner of the site adjacent to Stirling Square falls within the 250 m buffer zone of the Cow Lane landfill site. There is no known pollution or contamination affecting the site. Information supplied by the site promoter indicates that a low high pressure gas main enters the site halfway along the northern boundary and crosses it to exit partway along Emmanuel Knoll Plantation. It is noted as having approximately a 12 m easement within which built development should not take place and that this may have implications for the proposed northern roundabout with the A1307. No oil pipelines are recorded as affecting the site. There are no designated heritage assets within the site. However, the central pasture field contains well preserved ridge and furrow patterns. The field pattern is also of historic interest remaining broadly unchanged since the 1880s Ordnance Survey maps. The site promoter acknowledges the contribution of both of these and suggests retaining them within the scheme to provide open space and established landscaping connections. Sub-surface archaeological remains may exist on site given that the south western and northern boundaries both broadly follow the lines of Roman roads and that prehistoric finds have been made nearby. Further investigation of archaeological potential would be required. No designated nature conservation areas exist within the site. However, information supplied by the site promoter indicates a moderate to high potential for the presence of great crested newts in the ponds and associated habitats on site. There is also a moderate likelihood of protected or notable bird species and a moderate to high likelihood of the site supporting roosting bats along with bats using hedgerows to forage and move between locations. Suitable habitat also exists on site for a range of mammals. Biodiversity net gain is now a mandatory requirement and the site offers plentiful opportunities to reinforce the natural habitats present. There are no tree preservation orders within the site. Achievability of the proposed access arrangements are a very significant constraint for this site. New roundabouts would be required with both the A1198 and the A1307 along with provision of a substantial link road proposed by the site promoter as being a suitable alternative for the A1198 facilitating downgrading of the A1198 between Romans' Edge and the rest of Godmanchester to allow for better integration. The proposed roundabout with the A1307 is located in very close proximity to the existing slip roads and may give rise to highway safety concerns and deliverability challenges. The site is wholly greenfield land so offers no regeneration potential as the limited number of agricultural buildings present are not classified as previously developed land under the national definition. The site is located outside of any mineral safeguarding areas and of any water recycling centre area.	
Availability	+

The land is within the control of a single company and has investor controlled arrangements with development supported. There are no known legal restrictions affecting the site. The land is currently in agricultural use but there is no use that would require relocating. The site promoter seeks to obtain allocation status for the site and then sell it onto a third party to obtain planning permission and develop.	
Achievability All utility services are accessible from the site boundary. The site promoter proposes substantial alterations to the local highway network which will affect both the physical achievability of the scheme and potentially its viability. A gas pipeline crosses part of the site with approximately a 12 m wide easement strip that cannot be built over; this is in close proximity to the proposed northern roundabout. The site promoter's evidence indicates that diversion of this would be costly and may impact on achievability of the proposed access arrangements. The primary challenge to achievability of the site is provision of the relief road which in some form is necessary to provide access to the land. This would require provision of major infrastructure including around 2kms of highway, a roundabout onto the A1307 dual carriageway and a further roundabout on the A1198. The viability of achieving this level of infrastructure provision with the scale of residential development proposed will need thorough investigation. Should delivery of the relief road prove to be achievable the achievability status of this site could change. The site has direct boundaries with the A1198 and the A1307 both of which will generate noise, particularly the latter, that may impact the developable area. Should access be achievable via either of these routes construction deliveries will have good accessibility. There is limited clarity over the site promoter's intentions as there is a significant range in the number of homes proposed and no certainty over the provision of employment, retail or leisure floorspace although greater clarity is provided on electricity generation, open space and community uses. The site contains significant slopes within the local context although these are all gentle; higher elements are visible in both long distance and local views and will impact on the developable portions of the site. A further constraint exists at the southern end of the site arising from the Kings Bush wind turbine which creates shadow flicker over a small portion of the site and again may impact on the developable area.	-
Deliverability / developability There are no known legal or ownership constraints to bringing the site forward. The greatest challenge is the feasibility of achieving the proposed access arrangements which substantially influences the deliverability of the site, particularly the proposed roundabout on the A1307 given its proximity to the sliproads for the junction with the A1198 (formerly A14 junction 24) and nature as a dual carriageway. This requires further investigation with	~

Cambridgeshire County Council as the highway authority. If this constraint can be overcome and the relief road demonstrated to be achievable then the site may be considered 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 in bringing forward this site: - It is greenfield land comprising a mixture of grade 2 and grade 3 agricultural land - It is within flood zone 1 and has little risk of surface water flooding - Enhanced environmental standards are advocated including provision of an on-site solar park to meet about 40% of the demand of the site - No impact on designated nature conservation but very limited opportunities to support existing strategic habitats - No impact on designated heritage sites and proposed retention of an existing ridge and furrow field pattern - The amount of development proposed does not represent efficient use of land - The proposal would provide a continuation of the character established by Romans' Edge forming a further new neighbourhood east of the A1198 - It has negligible connection to the wider town of Godmanchester - Provision of the southern roundabout for the link road would significantly impact on the rural approach to Godmanchester - It would support provision of a wide range of housing but very little employment is promoted - The site is within most threshold distances for public transport and services although safe footpath connections do not currently exist from the southern part of the site and routes would need to connect through Romans' Edge In combination the outcomes of the LAA and SA indicate that the site: - Would provide a very substantial extension to Godmanchester but does not make efficient use of land as currently proposed; on this basis a capacity calculation is provided below to give a comparable figure to other similar scale sites promoted across the district - Would face substantial challenges in providing the relief road required for access
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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 gross site area is 106ha The concept masterplan promotes an exceptionally low net developable area based on the exclusion of: 44.45ha public open space and biodiversity enhancements 17.35ha existing plantation, allotments, retained farmland and drainage/attenuation 16.65ha for relief and primary roads, primary school and solar energy park This leaves a balance of 27.55ha equivalent to 26% net developable area. A comparable assessment based on the methodology applied to other sites in the LAAs would apply a net developable area of 50% which site allows for exclusion of the 15% of land for the existing plantation, drainage/attenuation, relief and primary roads, and primary school and leaves 35% for other open space and biodiversity uses. This gives a net developable area of 106ha x 50% = 53ha.	The net developable area is 53ha. All calculations are subject to the achievability of the proposed access arrangements. Mixed use development to include: Solar energy park of 7.1ha 4.59 ha is deducted for a local centre including commercial and retail uses and employment uses representing 10% of the outstanding site area 45.9ha residential development area for a variety of market and affordable homes. Mixed densities to reflect the capacity of very large developments to accommodate a wide range of housing types, sizes and tenures. 3% of land at very high density 145dph; 1.38ha x 145dph = 200 homes 7% of land at high density 85dph; 3.21ha x 85dph = 273 homes 25% of land at moderate density 50dph; 11.48ha x 50dph = 574 homes	This would represent an increase of some 55% in the number of homes in Godmanchester which is not considered proportionate to the existing town and would be detrimental to the character of the community and not represent sustainable development. Therefore, no delivery estimate is given. It is noted that the capacity calculated is significantly higher than the site promoter's stated aspirations but it is based on a consistent methodological approach to allow comparability between all site assessments.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	55% of land at low density 35dph; 22.95ha x 35dph = 803 homes 10% of land at very low density 25dph; 4.59ha x 25dph = 115 homes 1,965 total homes	

Updates after the Initial Assessment

In response to the Autumn 20204 consultation, the site promoter submitted an updated Vision document (November 2024), landscape response, Viability Assessment (November 2024) and a Highway technical note (and appendices A to J) in support of their proposals.

Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester

Site reference	Godmanchester 5	
Site name	Land west of London Road and south of Stokes Drive	
Site address	Parish(es)	Site area (ha)
West of London Road and south of Stokes Drive, Godmanchester	Godmanchester	12.3

Promoter's Intentions

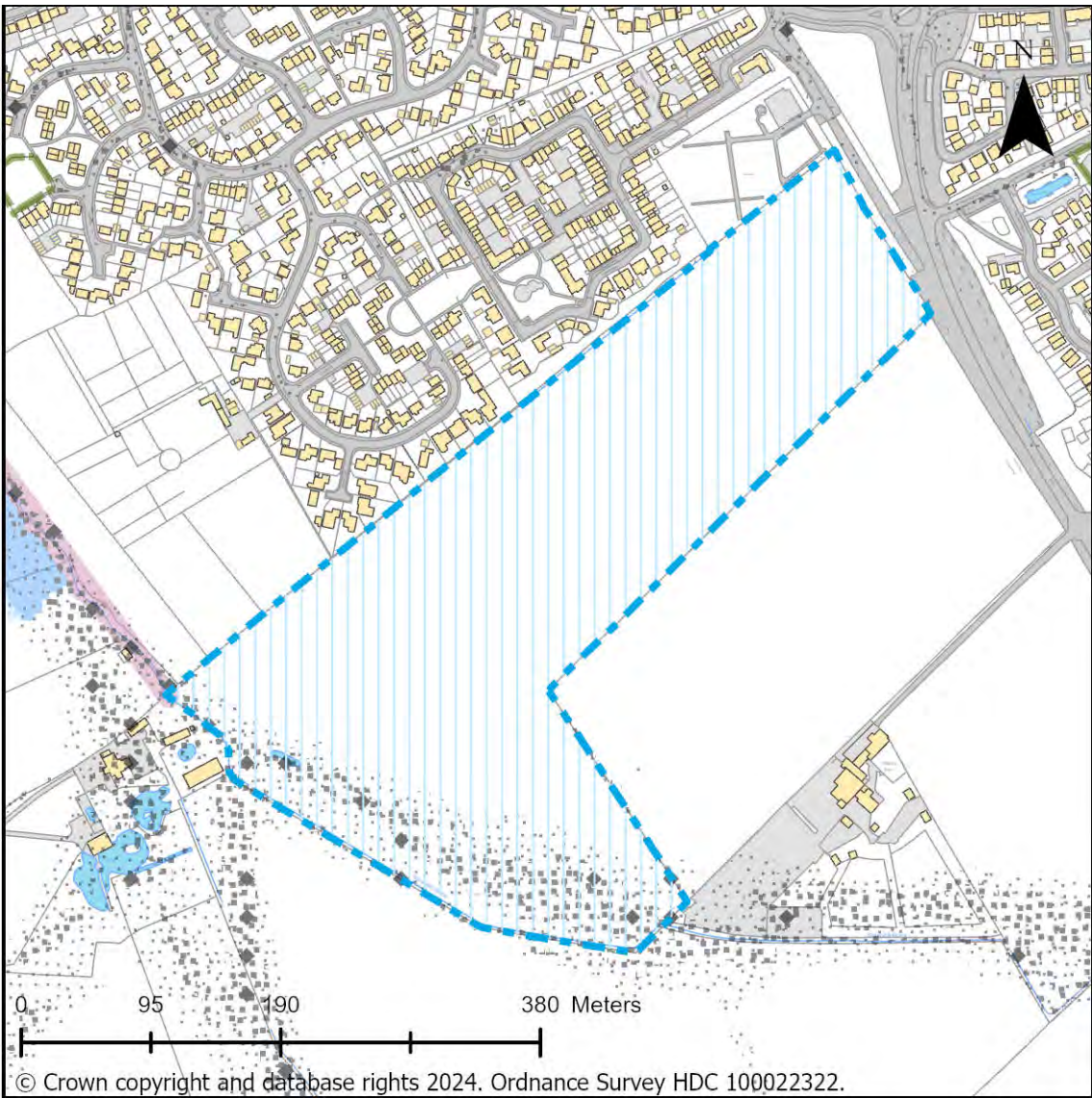
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Acknowledgement of requirement for additional cemetery land but preference expressed for provision of a financial contribution to provision elsewhere Open space: Natural, green and open spaces	300 homes (affordable housing led at 60%) 4.07 ha of natural, green and open spaces	Available 2023 Build out over around 6 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:139
Relevant planning history	HELAA (December 2017): South of Stokes Drive and Bluegae, Godmanchester (152)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Land areas plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	0.05%	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 99.95% in flood zone 1 with just the tiny remaining portion in flood zone 3b. Around 10% of the site is at risk of surface water flooding relating to Stoneyhill Brook which adjoins the south western boundary. The site is almost entirely grade 2 agricultural land with a very small portion of grade 3 land in the western corner. The land falls away gradually from the eastern edge of the site by the A1198 to the west, with this slope continuing down to Stoneyhill Brook which forms the western boundary of the site. Land to the south also rises gently as part of the wider landform relating to the Wood Green ridge. There are no buildings within the site but a small cluster of storage units adjoin the southern tip. The north western section of the boundary adjoins paddocks with a low hedgerow separating	~
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them from the site. Most of the northern boundary of the site adjoins late 20th/21st century homes at Bluegate and Stokes Drive which have rear gardens and hedging adjoining the site, with the Godmanchester cemetery at the north eastern end. The eastern boundary fronts onto the old London Road which is now a closed off track serving as pedestrian access to the crossing over the A1198 to Godmanchester Rovers football ground. This is edged by a tall hedgerow interspersed by trees. The southern and south eastern boundaries adjoin an arable field with a self storage unit to the east of the corner of the site in a former farmyard. The western boundary comprises low hedging with a few trees with an arable field and a waterfowl sanctuary beyond it.

The site is visible from the A1198 close up near the junction with Bearscroft Lane and from further south at the access to Bleakley Farm and the self-storage units where the site forms part of the countryside setting of Godmanchester. Development would have a notable landscape impact from this direction. It can also be seen in very local views from the Old London Road footpath on the eastern frontage. Longer distance views can be had from Silver Street and the Pathfinder long distance footpath although many of these are partially screened by hedgerows and trees restricting the landscape impact from the west.

There are no recorded pollution or contamination constraints impacting on the site and no gas or oil pipelines or electricity powerline routes crossing the site. No heritage assets are located within or immediately adjacent to the site. There are no nature conservation assets on the site but a waterfowl sanctuary operates on land immediately adjoining to the west.

The site has a direct frontage onto the old London Road which is currently a deadend track providing a path to a crossing of the A1198 to Bearscroft Lane. This would need substantial upgrading which would impact on the immediate character and provision of a footpath connecting to the existing one to the cemetery.

The site would not contribute to reuse of previously developed land or regeneration. It is not constrained by any minerals safeguarding areas or any water recycling centre.

Availability The site is in single individual/ company ownership who support its development and it is optioned for development. There are no known legal restrictions affecting the site. The aspiration is to obtain an allocation, then planning permission prior to development by a house builder. The site promoter suggests an initial phase of around 200 homes followed by a second phase further west for the remaining 100 homes.	+
Achievability The site promoter has stated that all utility services are accessible from the site boundary. Access would need to be taken from the old London Road which would require upgrading to accommodate the proposed scale of growth. The site does not present any particular topographical challenges although although land slopes gently down to Stoneyhill	~

Brook along the south western boundary. There are no oil, gas or electricity infrastructure impediments to delivering development on the site. The A14 bypass is situated about 1.2 kms from the main part of the site where the developer proposes to build. The site promoter has provided an indicative masterplan including an illustrative layout of the development they are aspiring to provide and are promoting an affordable housing led scheme.	
Deliverability / developability The scale of the site is beyond that likely to be supported by the current Local Plan rural exceptions policy and the Godmanchester Neighbourhood Plan policy GMC13, so allocation status would be necessary to support it. Therefore, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues in bringing forward this site: • It is greenfield grade 2 agricultural land • Flood zone 1 but surface water prevails along Stoneyhill Brook • No impact on designated nature conservation or heritage assets • No opportunities for integration with adjoining residential areas to aid connectivity to the established community • Proposed relatively dense development would impact on long distance views and the adjoining open countryside • Good accessibility to primary education, social, sporting, local retail facilities and employment • Reasonable public transport connectivity In combination the outcomes of the LAA and SA indicate that the site: • Has potential for development but this would require careful masterplanning to maximise opportunities for integration into the existing community • Would need to mitigate the impact of development on Stoneyhill Brook and the adjoining 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
Gross site area of 12.3ha 55% net developable area to allow for flood attenuation, open space and landscaping and retention of the open form of the western part of the site in alignment with Pinder Close. 12.3ha x 55% = 6.77ha	Residential - market and/or affordable homes Extension to adjoining cemetery depending on demonstration of long term need (0.5ha allowance deducted until a figure is known). Low density of 35dph anticipated due to the edge of settlement location. Capacity = 6.27ha x 35dph = 220 homes	Post 2028 Build out over 4-5 years

Updates after the Initial Assessment

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 3, 7, 9 and 10 to form a larger draft site allocation. This is for a combined capacity of 520 homes, 0.8ha extension to the Godmanchester Lawn cemetery, green infrastructure for open space, biodiversity net gain and flood mitigation and also a new roundabout on the A1198. This is to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook.

Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester

Site reference	Godmanchester 6
Site name	Land to the south of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm

Site address	Parish(es)	Site area (ha)
Corpus Christi Farm, Offord Road, Godmanchester, and Lower Debden Farm, Silver Street, Godmanchester	Godmanchester	406

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Specialist housing - Nursing and care homes Commercial: - Employment - Retail - Commercial leisure Infrastructure: - Community uses including schools, community centre and/or places of worship - Possible renewable energy Open space uses:	Approximately 8,120 homes The capacity of other uses are listed by the site promoter as unknown and subject to masterplanning.	Available 2023 Build out across 30 years or more

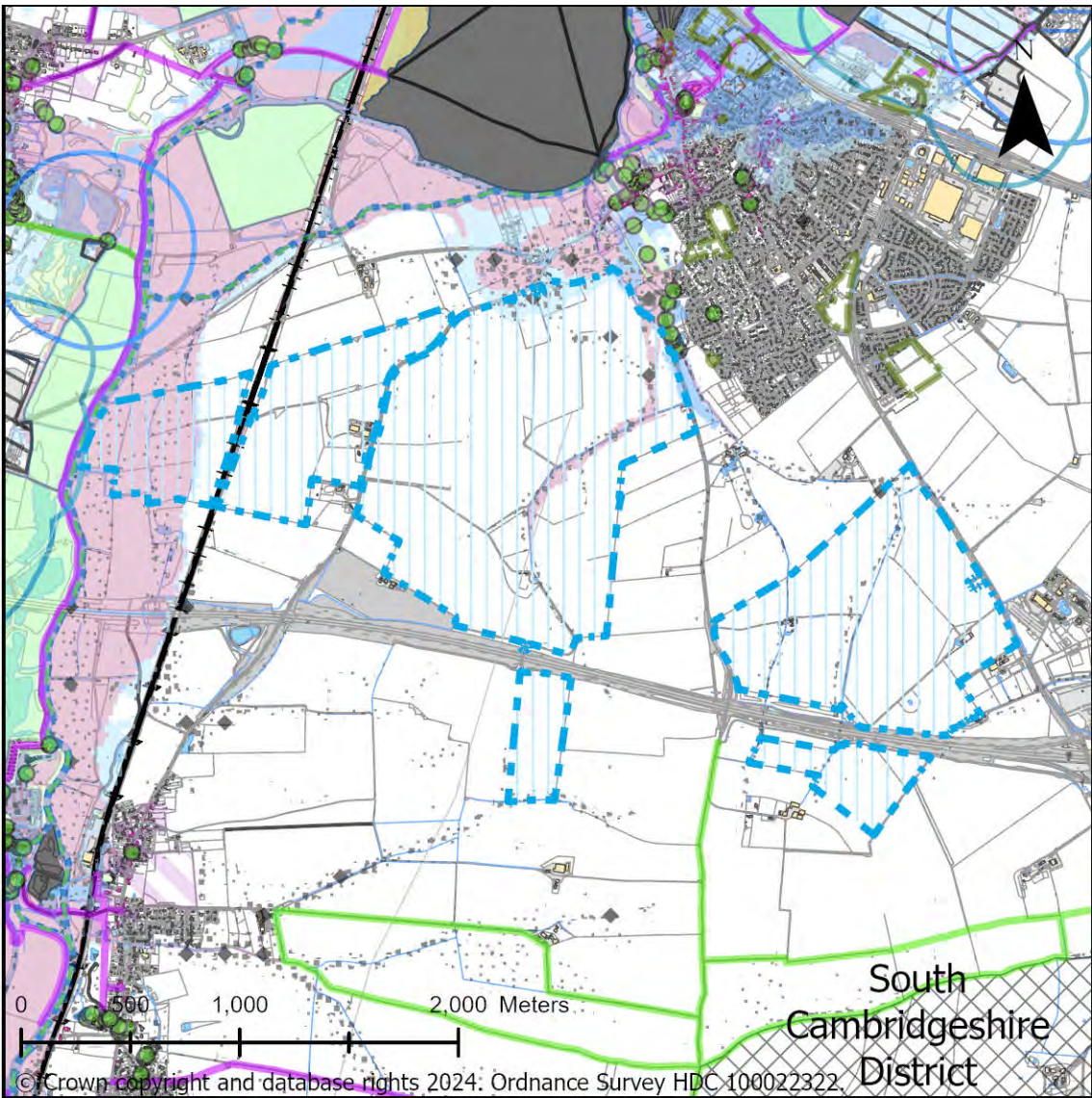
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
- Play and sport areas - Biodiversity net gain		

Core information

How was the site identified?	Call for sites 2023 submission: site reference - Cfs:376
Relevant planning history	None
Land type	Part previously developed and part greenfield land
Current use of the site	Agricultural land
Supporting information	None supplied

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 6% is 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	
This is a large, multi-parcel site the majority of which sits south and west of Godmanchester but which also includes one parcel of land separated from the rest of the site by the East Coast mainline railway and two parcels of land separated by the A14. It is significantly larger than the existing town. Development at this scale would fundamentally alter the context of the existing town. 90% of the site is situated within flood zone 1. Other areas, predominantly close to the River Great Ouse and its floodplain are at higher risk, with around 8% of the site being within flood zone 3 (mostly 3b) and therefore at highest risk preventing built development	-

within this part of the site unless for water compatible uses. Channels of surface water flood risk also exist with these expecting to cover around 5% of the site once predicted climate change risk is also taken into account. The great majority of the site is grade 2 agricultural land; however, there are small pockets of grade 3 in the northern section of Corpus Christi Farm and west of the East Coast mainline railway which then deteriorates to grade 4 as the land approaches the River Great Ouse.

The landform of the site broadly follows that of the Ouse Valley. The northern and western parts are lowest where they relate closely to the river and floodplain meadows. The highest land is found in the vicinity of Offord Hill Farm and Debden Farm broadly aligned with the A14 route. The eastern edge of the site peaks in the southernmost part opposite Wood Green Animal Shelter and then descends gently towards Godmanchester which can be clearly seen in the wider landscape context from the A1198. The westernmost parcel of land relates solely to the Ouse Valley lying between the river and the East Coast mainline railway. The large western section relating primarily to Corpus Christi Farm and Wyboston Farm is mostly in arable use with large fields separated by hedgerows and a few groups of trees; this area is bisected by the B1043 and contains the farmhouse and related agricultural buildings of Corpus Christi Farm. The separate southernmost parcel of land in the western group comprises a single arable field situated to the south of the A14 accessed by a field track which includes a bridge over the A14. This parcel of land slopes downwards to the south and has no visual connection with the main element of the site as the A14 landscaping bunds separate it from the landscape to the north. The large eastern section contains primarily agricultural buildings associated with Corpus Christi Farm, Lower Debden Farm and Debden Farm. The boundary with the A14 separates the land from the wider countryside to the south which rises initially and then falls away to the south from a high point near Debden Top Farm. Field sizes are again generally large with three small wooded areas, mainly near Stoneyhill Brook. A further two contiguous parcels of land lie to the south of the A14. The landform of these rises to a high point by Debden Top Farm buildings and although the landscaping bund paralleling the A14 limit views into this portion of the site from the A14 it is highly visible in the landscape from Silver Street where it bridges the A14 and several public rights of way to the south and west. The landscape impact of the development would be substantial, not least because of its scale, but also because of the level of visibility in a variety of local and long distance views from areas surrounding many parts of the site. This would include visual impacts on both the Pathfinder long distance footpath and the Ouse Valley Way.

No oil or gas pipelines or their buffer zones cross the site and there are no overhead power lines within it.

The site adjoins both the western and southern boundaries of Godmanchester but is not a contiguous parcel of land which would result in variation to its impacts across the wider area. The scale of the proposals would increase the current housing numbers in Godmanchester by around 2.3 times and hence completely change the character of the existing settlement.

No heritage assets have been identified within the site although given that the eastern edge of the site adjoins the Roman Ermine Street route archaeological finds may be present and would need further investigation. There are no nationally designated nature conservation assets within the site although the westernmost parcel of land is wholly situated within the Ouse Valley strategic green infrastructure area. Achievability of highway access would need thorough investigation with Cambridgeshire County Council and National Highways. It is noted that the site promoter suggests that the site is well located for access to Cambridge along the A14; however, this is not the case as junction 23 with the A1198 is a limited access junction only facilitating travel to and from the west. The site is greenfield other than a very few houses within it so would not contribute to regeneration. The northern and western parts of the site fall within the minerals safeguarding area for sand and gravel resources. It is not constrained by any water recycling centre areas.	
Availability The site is in individual control with the landowner supporting its promotion for development. There are no known legal restrictions affecting the site. The site promoters also advocate consideration of a holistic review by the Council of the opportunity for wider strategic development to include land situated between the two main parcels put forward which they do not control. The site promoter aspires to secure an allocation for the land and obtain planning permission then work jointly with a developer to bring the scheme forward.	
Achievability Other than provision of highway access from the site boundary the site promoter states that the accessibility of other utility services is unknown. Given that there is a scattering of existing properties across some of the site parcels it may be expected that electricity and telecommunications infrastructure at the least are available nearby. The site comprises nine parcels of land with limited interconnectivity with the most prominent omission being land either side of Silver Street. The absence of this severely inhibits opportunities to achieve a masterplan for cohesive sustainable development. Other parcels are separated by the East Coast mainline railway and by the A14 which reinforce this challenge. Major infrastructure provision would be required to support development of the proposed scale. Substantial parcels only have access onto the B1043 which would require traffic to pass through Godmanchester to reach the A1307 to go towards Cambridge and connect to the new A14 eastbound or to link to the A1198 to access the A14 westbound. To reach	

the A1 development on these western parts of the site would need to go through Offord Cluny and Buckden adding to existing congestion at the Offord level crossing. Other parcels, particularly those south of the A14 only have to single lane road/ farm tracks that would require substantial upgrading to facilitate development of the proposed scale. Other infrastructure provision would require utility services, primary and secondary education. There is very little clarity from the site promoter on their development intentions beyond a suggested capacity of 8,120 homes; all other uses are put forward as subject to masterplanning.	
Deliverability / developability The proposed development has significant achievability challenges and would have wide ranging impacts on other settlements including Godmanchester, the Offords and Buckden. There are no apparent prospects of these constraints being overcome so the site is considered not to be developable at present.	-

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 in bringing forward this site: - It is greenfield land and the majority is T grade 2 agricultural land; however, there are small pockets of grade 3 agricultural land - The non-contiguous nature of the land parcels would make them dependent upon inclusion of additional land potentially increasing the capacity of the scheme further - Attractively located for the housing market but development would not contribute to regeneration or reducing deprivation - Substantial harm would be caused to the character of the local landscape - The scale of development would overwhelm the character of the partially adjoining small town of Godmanchester and alter the balance of the historic relationship between Godmanchester and Huntingdon - Employment would need to be included but lack of direct access onto the A14 eastbound to Cambridge may detrimentally impact on the site's attractiveness to the market - Traffic travelling east would need to route through Godmanchester via the A1198 further impeding the ability to integrate the recent development of Romans' Edge into the main built up part of the town In combination the outcomes of the LAA and SA indicate that the site:
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- Does not have potential for development of the scale and nature proposed due to its impacts on Godmanchester and the character of the surrounding landscape, its challenges in terms of integration and the impact of traffic particularly that heading eastbound

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 considered inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

The site promoter resubmitted one of the parcels of this site (the eastern most parcel north of the A14 that adjoins Ermine Street) to the Ongoing Call for Sites. This parcel is now being promoted for an employment development with circa. 201,629sqm of floorspace based on a net developable area of 66.9ha. This is supported by a concept masterplan document (November 2024). It shows two points of vehicular access from the A1198. In their resubmission, the site promoter makes the same assertion in regarding access which as set out above is not possible and would result in traffic travelling east having to route through Godmanchester via the A1198 resulting in significant traffic impact and harm to Godmanchester. Significant highways work and assessment will be required to make the development achievable. At this stage no such work has been provided. As such the resubmitted site is still considered to be unsuitable, unachievable and undeliverable.

Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester

Note: This site has been submitted twice for the same uses, once by one of the landowners directly and the other by a site promoter acting on behalf of the landowners:

- CfS:285 for residential uses by the landowner directly.
- CfS:369 for residential development by a planning agent on behalf of the landowners.

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

Site reference	Godmanchester 7	
Site name	Land West of A1198 (North of Bleakley Farm), Godmanchester	
Site address	Parish(es)	Site area (ha)
Land north of Bleakley Farm, West of A1198 (Note: south of site Godmanchester 5)	Godmanchester	7.05

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Submission CfS:285 - Residential: Market and/or affordable homes Biodiversity net gain	Submission CfS:285 - 138 homes 1ha biodiversity net gain	Available 2024-2028 Build out over 3 to 5 years
Submission CfS:369 - Residential: Market and/or affordable homes Custom and self-build plots Open space and drainage	Submission CfS:369 includes this as one parcel of four comprising a combined scheme of sites Godmanchester 7, 8, 9 and 10 for a urban expansion of - 503 homes and 26 plots	Available 2028-2034 Build our over 8-10 years

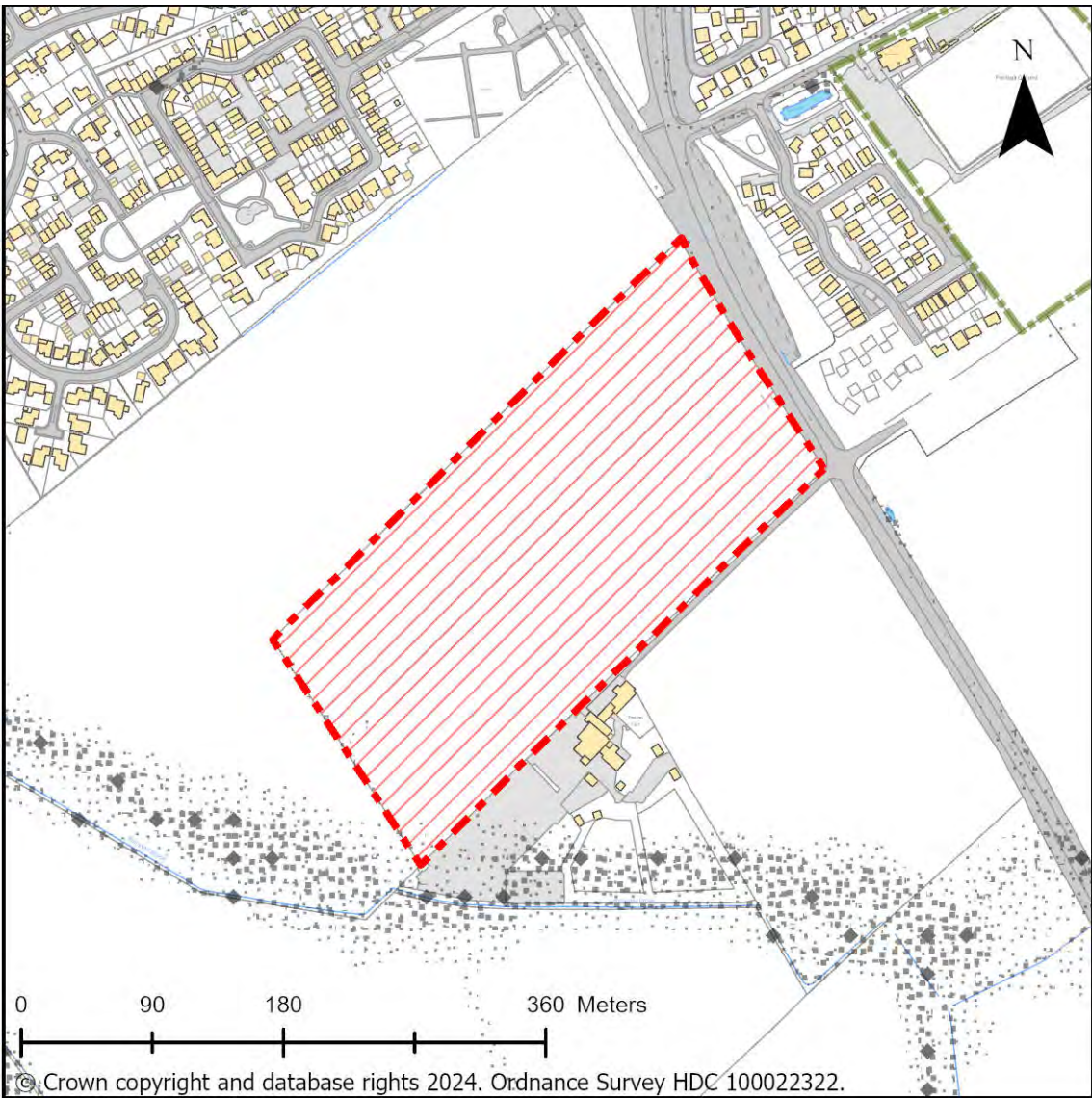
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Biodiversity net gain	5.12ha open spaces and drainage 2.2ha biodiversity net gain	

Core information

How was the site identified?	Call for sites 2023: site reference - CfS:285 and CfS: 369
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Urban expansion 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

Call for Sites Reference Number:	285	369
Context, constraints and potential suitability		
The site is wholly in flood zone 1 and there is minimal risk of surface water flooding remaining at less than 2% even with the climate change allowance included. The site is entirely classified as grade 2 agricultural land. The south eastern site boundary is very open to the adjoining countryside and to the Bleakley Farm complex which includes residential and commercial properties. The south western and north western boundaries comprise mostly low level hedgerows which provide very limited screening. The north eastern boundary adjoining the A1198 comprises a line of deciduous trees which screen the site part of the year. Much of the site is surrounded by arable agricultural land (also	-	-

put forward for development) with a small area of existing development at Bleakley Farm and Whitehill Gardens housing development east of the site across the A1198. Substantial planting would be needed to reduce the impact of any development from the south as the site is prominent from this direction due to the rising landform and from the north due to visibility from housing on the current southern edge of Godmanchester. The landscape impact of development of this site individually would be high due to its isolation from current development. Prior completion of development on the intervening land (Godmanchester 5) would be necessary to effectively integrate it into the town, hence the site is unsuitable for development on its own. Immediately to the south is a very small group of residential properties and a self-storage business which should not be incompatible with residential use as it is not accessible overnight.

The proposed urban extension comprising 4 parcels of land of Godmanchester 7, 8, 9 and 10 are not contiguous with only Godmanchester 10 actually adjoining the existing built up area and with Stoneyhill Brook running through the central length of the site. Sites Godmanchester 7 and 8 are both wholly dependent on development of intervening land outside the site promoter's control to deliver integration with the existing built up area.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no electricity lines crossing the site. No heritage assets affect the site. Nor are there any nature conservation designations or tree preservation orders posing constraints. The land has a boundary to the highway on the A1198 but does not include the existing access access road to Bleakley Farm. So access arrangements would need to be clarified with Cambridgeshire County Council.

The site is greenfield land so would not contribute to the reuse of previously developed land. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.

Availability

The site is in single family control with an agent appointed. There are no known known legal restrictions affecting the site. The site is currently in agricultural use so there are no uses to be relocated. CfS:285 was submitted directly by the landowner and estimates availability from 2024 with a smaller number of homes than the submission made by the agent (CfS:369) which incorporated the land into a larger scheme with an availability date given of from 2029.

Achievability

The site promoters indicate that electricity supply is available from the site boundary and highway access can be obtained. The availability of all other services is unknown. There are no significant topographical challenges to developing the site. There are no oil or gas

buffer zones or overhead power lines affecting the site. The site immediately adjoins the A1198. No major infrastructure would be required, and no demolition is necessary to facilitate development. There is some lack of clarity over the scale of development intentions between the two site submissions with the agent's proposal forming part of a larger scheme and the landowners' scheme being a freestanding proposal which does not integrate into the current built up area of Godmanchester. The site is put forward by an agent as one element of an urban extension comprising four parcels of land only two of which are contiguous. Inclusion of two additional fields that are in other ownerships is also suggested. These would be essential as they form the intervening land between the scheme and the existing built up area of Godmanchester which would be necessary both to effectively integrate any scheme into the town and for it to form a cohesive development. Achievability of the proposed urban extension scheme would be wholly dependent on collaborative working with the other sites which are Godmanchester 3 and 5. Achievability of this site alone would depend on prior completion of Godmanchester 5.		
Deliverability / developability The site is in a sensitive location in terms of landscape impact and also context in relation to existing development as it is currently wholly detached from Godmanchester and would be reliant upon the development of intervening land to integrate it. Thus, as a freestanding site it is not considered to be developable. However, allocation status as part of a larger scheme involving land outside the control of the site promoter could make the potential urban extension scheme developable.	-	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site would not merit progression through to SA on its own but given its potential to form part of a comprehensive scheme with other sites it is put through.
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site: - It is separated from the existing built up area of Godmanchester and so wholly dependent on intervening land for integration - The necessary intervening land is not one of the 4 parcels submitted by the agent for consideration as a potential urban extension

- It is greenfield grade 2 agricultural land
- It is within reasonable distance of local employment and retail facilities
- The potential urban extension as a whole would have capacity to integrate open and natural greenspace
- There are no recorded nature conservation or heritage assets in the area

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

- Is unsuitable for development on its own
- The necessary intervening land to integrate the site into Godmanchester is not in the site promoter's control and has integration challenges of its own
- The potential urban extension land comprises 4 parcels of land only two of which adjoin; to include this site within a cohesive development 5 of the parcels would be required collectively posing significant design and achievability challenges

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation is not provided as the site could not be developed as a freestanding site and successful promotion of the collective parcels for an urban extension would be dependent upon prior development of Godmanchester 3 and 5 to facilitate integration.	N/A	N/A

Updates after the Initial Assessment

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 3, 5, 9 and 10 to form a larger draft site allocation. This is for a combined capacity of 520 homes, 0.8ha extension to the Godmanchester Lawn cemetery, green infrastructure for open space, biodiversity net gain and flood mitigation and also a new roundabout on the A1198. This is to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook.

Godmanchester 8: Land East of A1198 - (East of Bleakley Farm), Godmanchester

Site reference	Godmanchester 8
Site name	Land East of A1198 (East of Bleakley Farm), Godmanchester

Site address	Parish(es)	Site area (ha)
East of Bleakley Farm, East of A1198 London Road, Godmanchester	Godmanchester	5.37

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 space uses	The site promoter has only submitted a single set of capacity figures for a combined scheme of sites Godmanchester 7, 8, 9 and 10. 503 homes 26 plots 5.12ha green spaces 2.2ha biodiversity net gain	Available 2029-2034 Build out 3-4 years as a standalone development; 8-10 years as part of wider strategic residential led development

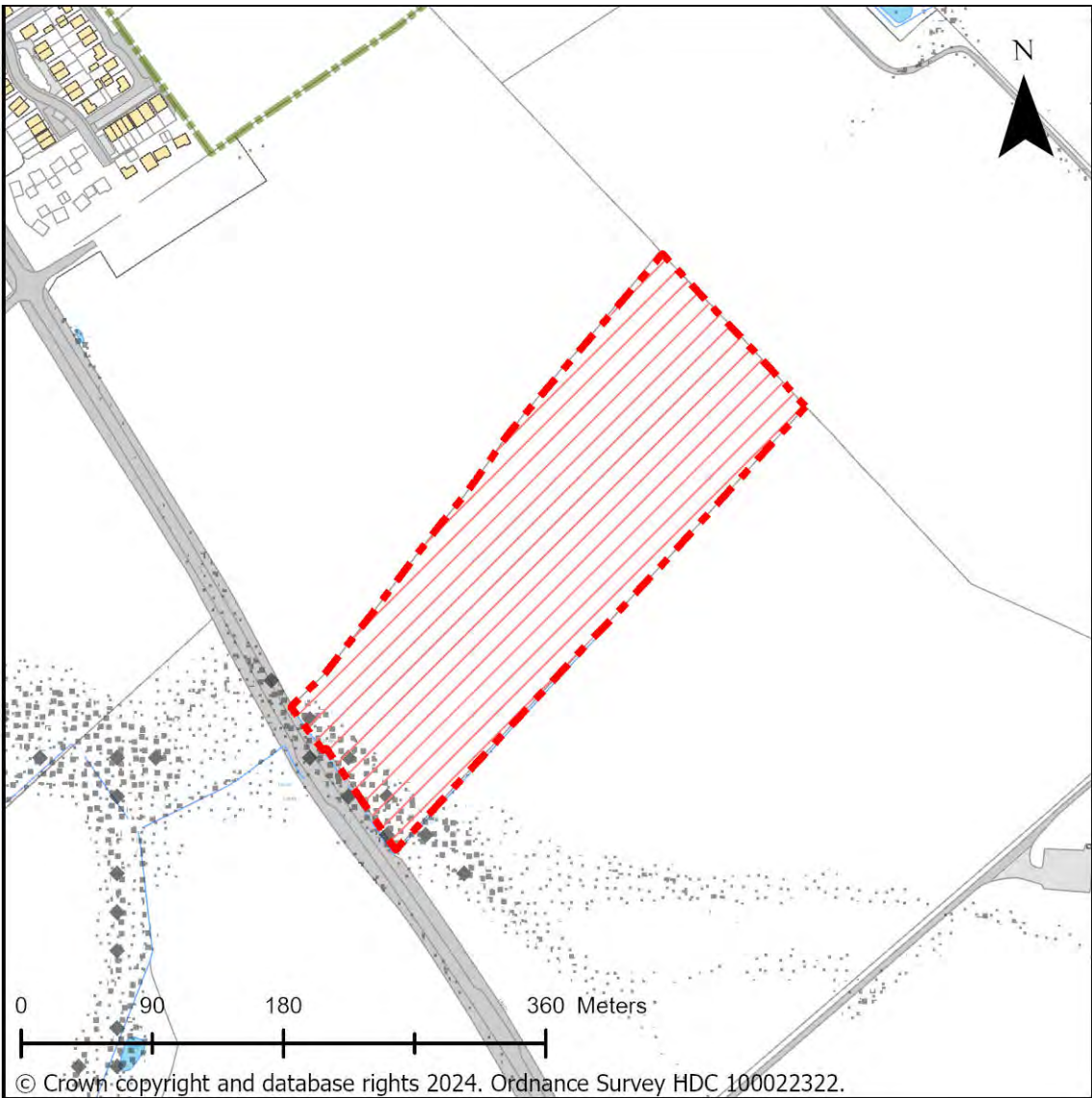
Core information

How was the site identified?	Call for sites 2023 submission: site reference CfS:370
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Urban extension 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 wholly in flood zone 1 but has some surface water flood risk along the frontage with the A1198. The site is entirely classified as grade 2 agricultural land. The site slopes upwards from the A1198 towards the NE with the land forming part the Wood Green Ridge in combination with Godmanchester sites 3 and 4. There are no built structures within it.	-
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While there are some trees on the western and northern boundaries the majority are open or comprise low hedgerows. The site comprises arable agricultural land and clearly relates to the open countryside as there are no buildings adjoining the site on any boundary with all adjoining land also being arable farmland. The site is clearly visible from the A1198 but there are no public footpaths in the vicinity. It is it comprises rising land to the south of Godmanchester and development would be partially visible from Whitehill Gardens and Godmanchester Rovers football ground. The landscape impact of development would be significant on the rural approach to Godmanchester. The site is separated from the existing built up area by Godmanchester 3 and would not be suitable for development in isolation. The proposed urban extension comprising 4 parcels of land of Godmanchester 7, 8, 9 and 10 are not contiguous with only Godmanchester 10 actually adjoining the existing built up area and with Stoneyhill Brook running through the central length of the site. Sites Godmanchester 7 and 8 are both wholly dependent on development of intervening land outside the site promoter's control to deliver integration with the existing built up area There is no known contamination on site and no oil or gas pipelines running through the site. There are no electricity lines crossing the site. No heritage assets affect the site. No nature conservation assets affect the site and there are no tree preservation orders. The site adjoins the public highway on the A1198 and access maybe achievable from here. The site is greenfield land so would not contribute to the reuse of previously developed land. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	
Availability The site is in individual control with the landowner supporting its development. There are no known legal restrictions affecting the site. It is put forward for allocation then sale and development by a third party giving an expected start date from 2029 onwards.	+
Achievability The site promoter advises that an electricity supply is available from the site boundary, as is access to the public highway. Accessibility to all other services is unknown. The presence of a small drainage ditch and associated flood risk on the highway frontage forms a minor challenge to development of the site. The site is put forward as one element of an urban extension comprising four parcels of land only two of which are contiguous. Inclusion of two additional fields that are in other ownerships is also suggested. These would be essential as they form the intervening land between the scheme and the existing built up area of Godmanchester which would be necessary both to effectively integrate any scheme into the town and for it to form a cohesive development. Achievability would be wholly dependent on collaborative working with the other sites which are Godmanchester 3 and 5.	~

Achievability of the site as a freestanding scheme would be wholly dependent upon the prior completion of Godmanchester 3.	
Deliverability / developability The site is in a sensitive location in terms of landscape impact and also context in relation to existing development as it is currently wholly detached from Godmanchester and would be reliant upon the development of intervening land to integrate it. This would, by itself, lead to an incongruous form of development to the south of Godmanchester which could only be overcome by comprehensive development of all six parcels of land.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site would not merit progression through to SA on its own but given its potential to form part of a comprehensive scheme with other sites it is put through.
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site: • Is greenfield grade 2 agricultural land located in flood zone. • It is separated from the existing built up area of Godmanchester and so wholly dependent on intervening land for integration. • The necessary intervening land is not one of the 4 parcels submitted by the agent for consideration as a potential urban extension and development of just these two parcels of land would result in an unbalanced form of development extending south from the town along the eastern side of the A1198. • Its location adjoining the adjoining open countryside would give rise to impacts on long distance views. • Has poor accessibility to primary education, social and local retail facilities and employment. • Also has poor public transport and active travel connectivity. • Would not impact on nature conservation or known heritage designations. In combination the outcomes of the LAA and SA indicate that the site: • Is unsuitable for development on its own • The necessary intervening land to integrate the site into Godmanchester is not in the site promoter's control • The potential urban extension land comprises 4 parcels of land only two of which adjoin with the southeasternmost one (Godmanchester 8) again being dependent upon delivery of intervening
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land necessitating 6 sites in total collectively posing significant design and achievability challenges

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation is not provided as the site could not be developed as a freestanding site and successful promotion of the collective parcels for an urban extension would be dependent upon prior development of additional sites to facilitate integration.	N/A	N/A

Updates after the Initial Assessment

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Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester

Site reference	Godmanchester 9
Site name	Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester

Site address	Parish(es)	Site area (ha)
West of A1198 (London Road), Adjoining Bleakley Farm	Godmanchester	4.91

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 space uses	The site promoter has only submitted a single set of capacity figures for a combined scheme of sites Godmanchester 7, 8, 9 and 10. 503 homes 26 plots 5.12ha green spaces 2.2ha biodiversity net gain	Available 2029-2034 Build out 3-4 years as a standalone development; 8-10 years as part of wider strategic residential led development

Core information

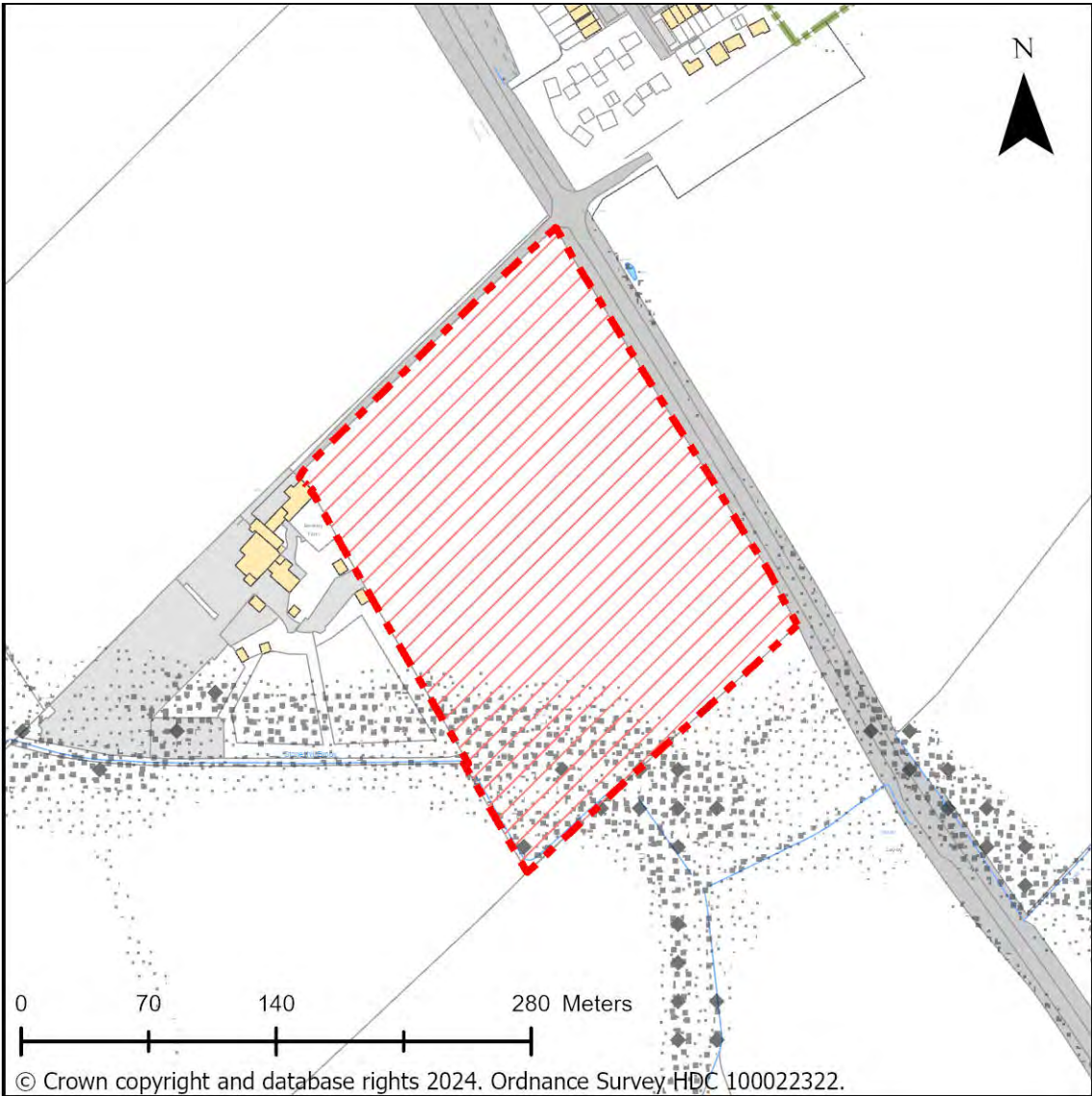
How was the site identified?	Call for sites submission 2023: site reference - CfS: 371
Relevant planning history	None
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Urban extension 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 wholly in flood zone 1 for fluvial flooding but around 11% of it is at risk of surface water flooding. The site is entirely classified as grade 2 agricultural land. The site is predominantly surrounded by countryside being situated some 350m south of the nearest part of the existing built up area of Godmanchester on the western side of the A1198,	-
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although it is just under 100m from new development at Whitehill Gardens to the east of the A1198 but this is well screened by a long established mature tree belt so has no intervisibility. The western corner adjoins the Bleakley Farm complex which includes residential and commercial properties. The north eastern and south western boundaries comprise mostly low level hedgerows with occasional trees which provide limited screening including to the A1198 which adjoins the eastern side of the site. The north western and south eastern boundaries are very open leaving the site highly exposed to view, particularly from the south.

Substantial planting would be needed to reduce the impact of any development from the south as the site is visible from the A1198 and along the north western edge to mitigate disturbance from vehicles accessing the self-storage units at Bleakley Farm. The landscape impact of development of this site individually would be high due to its isolation from current development. Prior completion of development on the intervening land (Godmanchester 5 and 7) would be necessary to effectively integrate it into the town, hence the site is unsuitable for development on its own.

The site forms the southernmost element of a proposed urban extension comprising 4 parcels of land of Godmanchester 7, 8, 9 and 10. These are not contiguous with Godmanchester 10 being the only site actually adjoining the existing built up area and with Stoneyhill Brook running through the central length of this. Sites Godmanchester 7 and 9 are both wholly dependent on development of the intervening land outside the site promoter's control (Godmanchester 3) to deliver integration with the existing built up area.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no electricity lines crossing the site. No heritage assets affect the site. Nor are there any nature conservation designations or tree preservation orders posing constraints. The land has a boundary to the highway on the A1198 but does not include the existing access road to Bleakley Farm. So access arrangements would need to be clarified with Cambridgeshire County Council.

The site is greenfield land so would not contribute to the reuse of previously developed land. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.

Availability

The site is in individual control with the landowner supporting its development. There are no known legal restrictions affecting the site. It is put forward for allocation then sale and development by a third party giving an expected start date from 2029 onwards.

Achievability

The site promoter advises that an electricity supply is available from the site boundary, as is access to the public highway. Accessibility to all other services is unknown. The presence of Stoneyhill Brook and its associated flood risk presents some challenge to development of the southern part of the site. The site is put forward as one element of an urban extension comprising four parcels of land only two of which are contiguous. Inclusion of two additional fields that are in other ownerships is also suggested. These would be essential as they form the intervening land between the scheme and the existing built up area of Godmanchester which would be necessary both to effectively integrate any scheme into the town and for it to form a cohesive development. Achievability would be wholly dependent on collaborative working with the other sites which are Godmanchester 3 and 5. Achievability of the site as a freestanding scheme would be wholly dependent upon the prior completion of Godmanchester 5.	
Deliverability / developability The site is in a sensitive location in terms of landscape impact and also context in relation to existing development as it is currently wholly detached from Godmanchester and would be reliant upon the development of intervening land to integrate it. This would, by itself, lead to an incongruous form of development to the south of Godmanchester which could only be overcome by comprehensive development of all six parcels of land.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site would not merit progression through to SA on its own but given its potential to form part of a comprehensive scheme with other sites it is put through.
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site: - It is separated from the existing built up area of Godmanchester and so wholly dependent on two parcels of intervening land for integration - The necessary intervening land which adjoins Godmanchester is not one of the 4 parcels submitted by the agent for consideration as a potential urban extension - It is greenfield grade 2 agricultural land - Development would have a significant detrimental impact on the local landscape character - It is within reasonable distance of local employment and retail facilities
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- The potential urban extension as a whole would have capacity to integrate open and natural greenspace
- There are no recorded nature conservation or heritage assets in the area

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

- Is unsuitable for development on its own
- The necessary intervening land to integrate the site into Godmanchester is not all in the site promoter's control and has integration challenges of its own
- The potential urban extension land comprises 4 parcels of land only two of which adjoin with the southeasternmost one (Godmanchester 8) again being dependent upon delivery of intervening land necessitating 6 sites in total collectively posing significant design and achievability challenges
- The potential urban extension land comprises 4 parcels of land only two of which adjoin; to include this site within a cohesive development 5 of the parcels would be required collectively posing significant design and achievability challenges

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation is not provided as the site could not be developed as a freestanding site and successful promotion of the collective parcels for an urban extension would be dependent upon prior development of Godmanchester 3 and 5 to facilitate integration.	N/A	N/A

Updates after the Initial Assessment

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 3, 5, 7 and 10 to form a larger draft site allocation. This is for a combined capacity of 520 homes, 0.8ha extension to the Godmanchester Lawn cemetery, green infrastructure for open space, biodiversity net gain and flood mitigation and also a new roundabout on the A1198. This is to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook.

Godmanchester 10: Land East of Silver Street, Godmanchester

Site reference	Godmanchester 10
Site name	Land East of Silver Street, Godmanchester

Site address	Parish(es)	Site area (ha)
East of Silver Street, Godmanchester	Godmanchester	5.12

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Public open space: Natural, green and open space Flooding safeguarding	5.12 ha (Included as part of larger urban extension supporting Godmanchester 7, 8 and 9 for combined scheme of 503 homes 26 plots 5.12ha green spaces 2.2ha biodiversity net gain)	Available 2029- 2034 Delivery across 3 -4 years as a standalone site; 8 -10 years as part of wider strategic residential led development

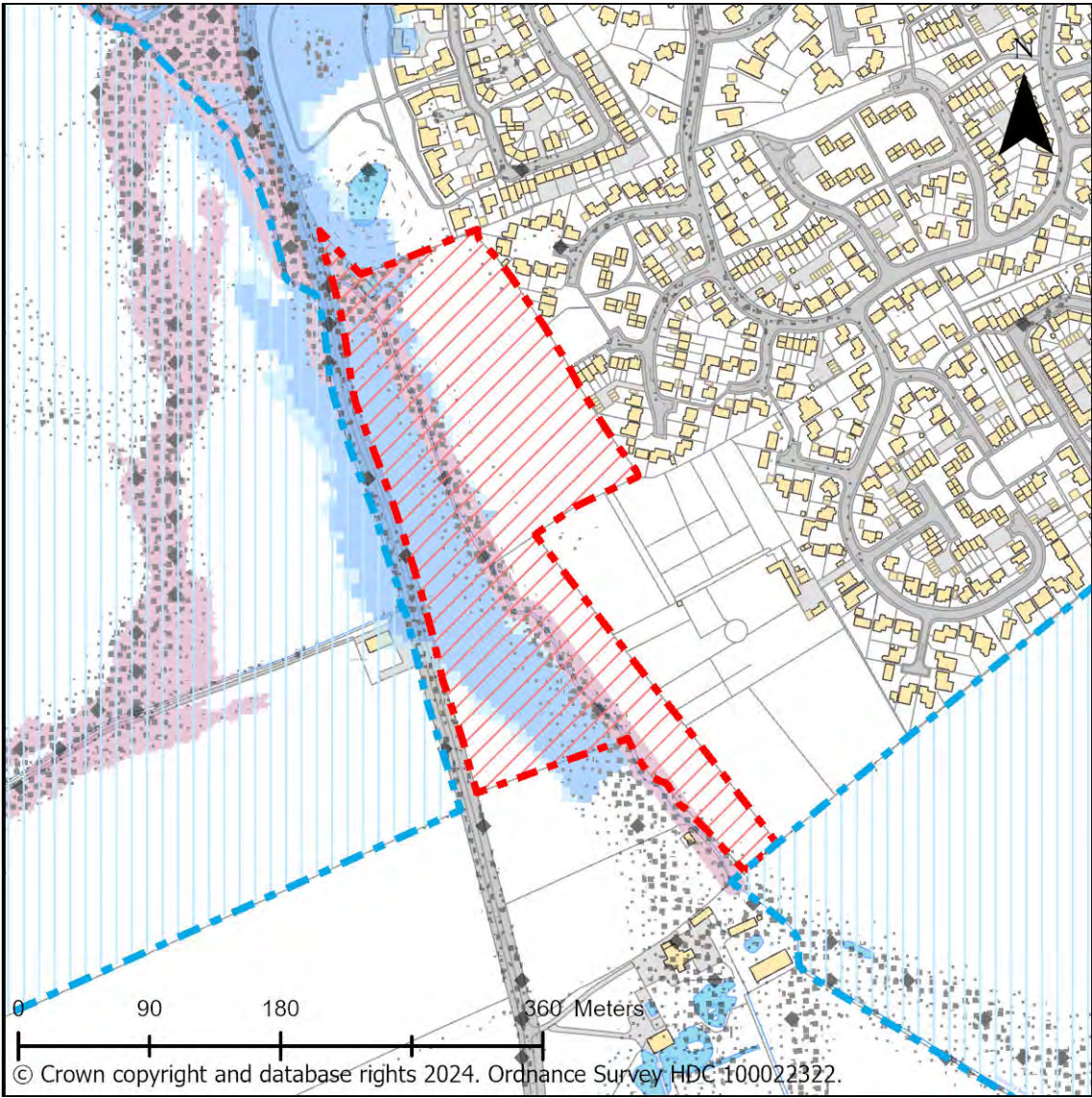
Core information

How was the site identified?	Call for Sites submission: site reference - CfS:372
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Urban extension plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	14.5% of the site is within flood zone 3b (0.74ha)	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 homesP	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site lies on the south western edge of Godmanchester with Stoneyhill Brook running through its length; and some 42% of the site lies within flood zone 3 of which 14.5% is classified as 3b functional floodplain. Around 25% is at high or medium risk of surface water flooding. The land is wholly classified as agricultural grade 3 and is greenfield	~
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pastureland with a small cluster of derelict brick agricultural sheds in the north western corner. The land rises very gently towards the south with the drop into the Stoneyhill Brook channel just east of the central field boundary forming the primary feature of the site. A hedgerow with intermittent trees runs most of the length of the Brook fading out towards the southern end. The northern part of the site comprises two fields situated between Silver Street and homes on Cob Place and Fishers Way. The Silver Street boundary comprises consistent hedgerow with occasional trees. The northern boundary adjoins open space and a balancing pond and is separated by substantial trees. The eastern boundary comprises a mixture of garden fences and hedgerow. The southern field is adjoined by paddocks on both sides with trees and hedgerows providing some screening from the wider landscape. The site relates well to the wider landscape of Stoneyhill Brook as a tributary to the River Great Ouse to the north. The site is intermittently visible from Silver Street which serves as part of the Pathfinder long distance walk. Whilst visible in places the proposed use as open space and biodiversity net gain is unlikely to detrimentally impact on views from the surrounding uses.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no heritage designations on site and it is remote from the conservation area. There are no nature conservation assets within the site; the southern tip is close to an independent Waterfowl Sanctuary. There are three protected trees in the northern tip of the site close to the more recently established public open space. A gate separates the northern end of the site from Silver Street near the derelict buildings with a narrow grass strip having served as an access point.

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

Availability

The site is controlled by a single company who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire an allocation then sell it to a third party for development giving an expected start date from 2029 onwards.

Achievability

The site promoter has advised that the public highway is accessible from the site boundary as is an electricity supply. Availability of all other services is unknown. There are no topographic challenges inhibiting the proposed uses. The current field access is very close to one of the protected trees and may be unsuitable for more intensive use. The proposed open space, biodiversity net gain and nature reserve uses could be supported on the site in isolation from the larger urban extension of which the site forms the northernmost of the

4 parcels of land. However, no clear indication has been provided of the landowner/ site promoter's intentions to bring this forward as a freestanding site rather than as a supporting element of the larger proposal so its achievability is uncertain.	
Deliverability / developability Whilst the site is sensitively located in the local landscape making it unsuitable for any form of built development the proposed open spaces uses may be appropriate in this context and 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 in bringing forward this site: • It has good potential for the proposed open space and biodiversity net gain use • It offers some opportunities for consolidation with the open space created west of Comden Drive and along Silver Street and for provision of habitat linkages between open countryside and Portholme. • It could reinforce the rural character of Silver Street and Stoneyhill Brook In combination the outcomes of the LAA and SA indicate that the site: • Could be appropriate for use for open space and biodiversity net gain but that built development would be inappropriate due to the impact on the character of the local area.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
5.12ha gross area	Open space and biodiversity net gain	Site area wholly suitable for proposed use but not in conjunction with the wider urban extension involving additional sites. Delivery as a freestanding scheme may not be achievable but could be from 2024.

Updates after the Initial Assessment

In the Preferred Options draft Local Plan, this site is combined with Godmanchester 3, 5, 7 and 9 to form a larger draft site allocation. This is for a combined capacity of 520 homes, 0.8ha extension to the Godmanchester Lawn cemetery, green infrastructure for open space, biodiversity net gain and flood mitigation and also a new roundabout on the A1198. This is to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook.

Godmanchester 11: Land to the South of the A1307, Godmanchester

Site reference	Godmanchester 11
Site name	Land to the South of the A1307, Godmanchester

Site address	Parish(es)	Site area (ha)
Land to the South of the A1307, Godmanchester	Godmanchester, Hemingford Abbots	11.1

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing Commercial: Employment Logistics/ distribution Open space: Biodiversity net gain Flooding safeguarding	275 homes 50,000 sqm of employment or logistics/ distribution 1 ha for biodiversity net gain 1 ha for surface water flooding safeguarding	Available 2024 - 2028 Build out across 5 - 10 years Site promoter anticipates the land could be brought forward in conjunction with adjoining land to the west (Godmanchester 4)

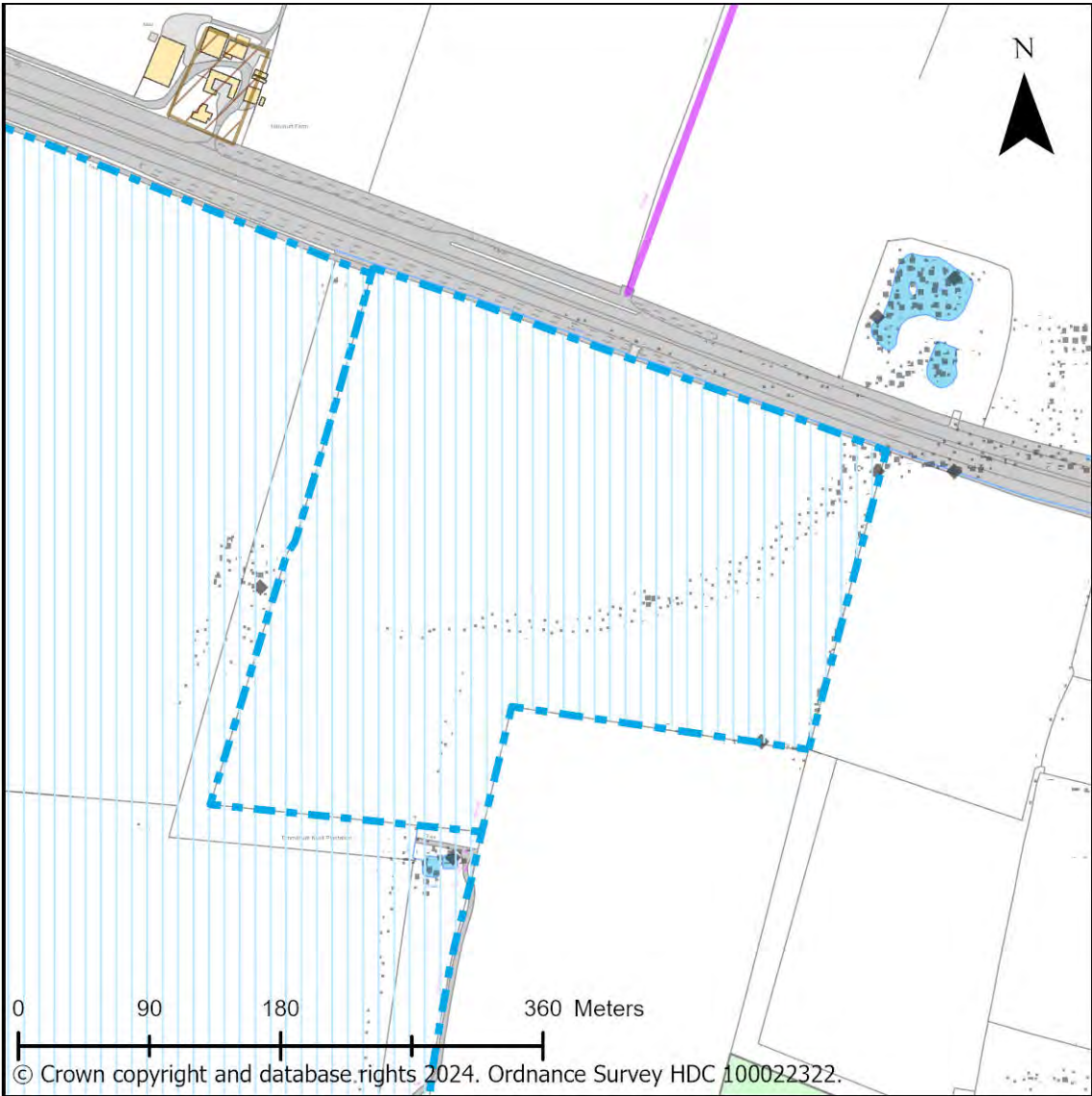
Core information

How was the site identified?	Call for Sites submission: site reference - CfS:325
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
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 minimal surface water flood risk. A band of low risk curves through the site with a very small amount of land at medium and high risk of surface water flooding. It comprises grade 3 agricultural land in arable use. The land rises steadily from the north eastern corner to the south west away from the A1307 with	-
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the clear view over the rising land from the A1307 largely contained by Emmanuel Knoll Plantation. There are no built structures within the site. The eastern and south eastern boundaries comprise low hedgerows with the trees of Emmanuel Knoll Plantation forming the south western and western boundaries. The northern boundary fronting on to the A1307 includes a shallow ditch and low scrub and bushes. There is only minimal visibility from any rights of way or other routes. Other than on the northern edge the site is surrounded by arable farmland. Development would have a significant impact on the appearance of the site from the main public vantage point of the A1307 from which views currently continue over the adjoining rising countryside other than where the plantation separates the site from the land to the west. Development of the site alone would be unsuitable given its isolated context; however, the site promoter's proposal is for the land to be integrated with that to the west for a comprehensive scheme. The long established Emmanuel Knoll Plantation currently forms a significant barrier to achieving this. This is a broadleaved woodland identified by the Wildlife Trust BCN as a potential ancient woodland. No oil or gas pipelines or buffer zones are indicated as affecting the site although a gas pipeline is acknowledged as being present on the adjoining site with a buffer zone continuing along the section of Emmanuel Knoll Plantation that forms the south western boundary of this land so this will require further investigation. No heritage assets or nature conservation designations affect the site and there are no tree preservation orders within it. Highway access will need to be further investigated with Cambridgeshire County Council. The site currently has two field access points onto the westbound carriageway of the A1307 and would be dependent upon collaboration with a larger scheme to the west to achieve access for development. The site contains no previously developed land and so would not contribute to regeneration. The site is outside of any mineral safeguarding area and is also outside the buffer zone from any water recycling centre.	
Availability The site is in family ownership with the landowners supporting the proposed development. There are no known legal restrictions affecting the site. The current use would cease if the site were to be developed so no relocation is required. The site promoter envisages that the land could be brought forward as part of a wider urban expansion scheme being promoted on land to the west of the site but the delivery method is currently unknown.	~
Achievability The land bounds the A1307 to the north with two existing field accesses although these would require substantial upgrading with access arrangements likely to require a new roundabout onto the A1307 as part of the wider proposed urban extension scheme which may or may not fall within the area of this site. An electricity supply is known to be available from the site boundary but accessibility to water, gas and digital and telecommunications	-

infrastructure are all unknown. No oil or gas pipelines or buffer zones are indicated as affecting the site although a gas pipeline is acknowledged as being present on the adjoining site with a buffer zone continuing along the section of Emmanuel Knoll Plantation that forms the south western boundary of this land. Major infrastructure provision is likely to be required as part of the wider scheme to facilitate access and support the scale of development. The development intentions for the land as an individual site are limited beyond the suggested scale of development as the site promoter envisages the land being brought forward in conjunction with the larger site to the west rather than independently. However, this would necessitate removal of part of Emmanuel Knoll Plantation to facilitate any physical or visual connection.	
Deliverability / developability	-
There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints to developing the site as it cannot be integrated into the wider site to the west upon which its development depends. The site is therefore categorised as not developable.	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site cannot be integrated into the wider scheme upon which its delivery would depend without causing substantial landscape and biodiversity harm through removal of significant sections of Emmanuel Knoll Plantation.
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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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Godmanchester 12: Land South of West Street, Godmanchester

Site reference	Godmanchester 12
Site name	Land South of West Street, Godmanchester

Site address	Parish(es)	Site area (ha)
Land South of West Street, Godmanchester	Godmanchester	2.25

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 space uses: - Natural, green or open spaces	10 - 20 market and/or affordable houses 1 - 5 self and custom build plots 0.5ha of open space	Available 2024-2028 Build out over 12 to 18 months

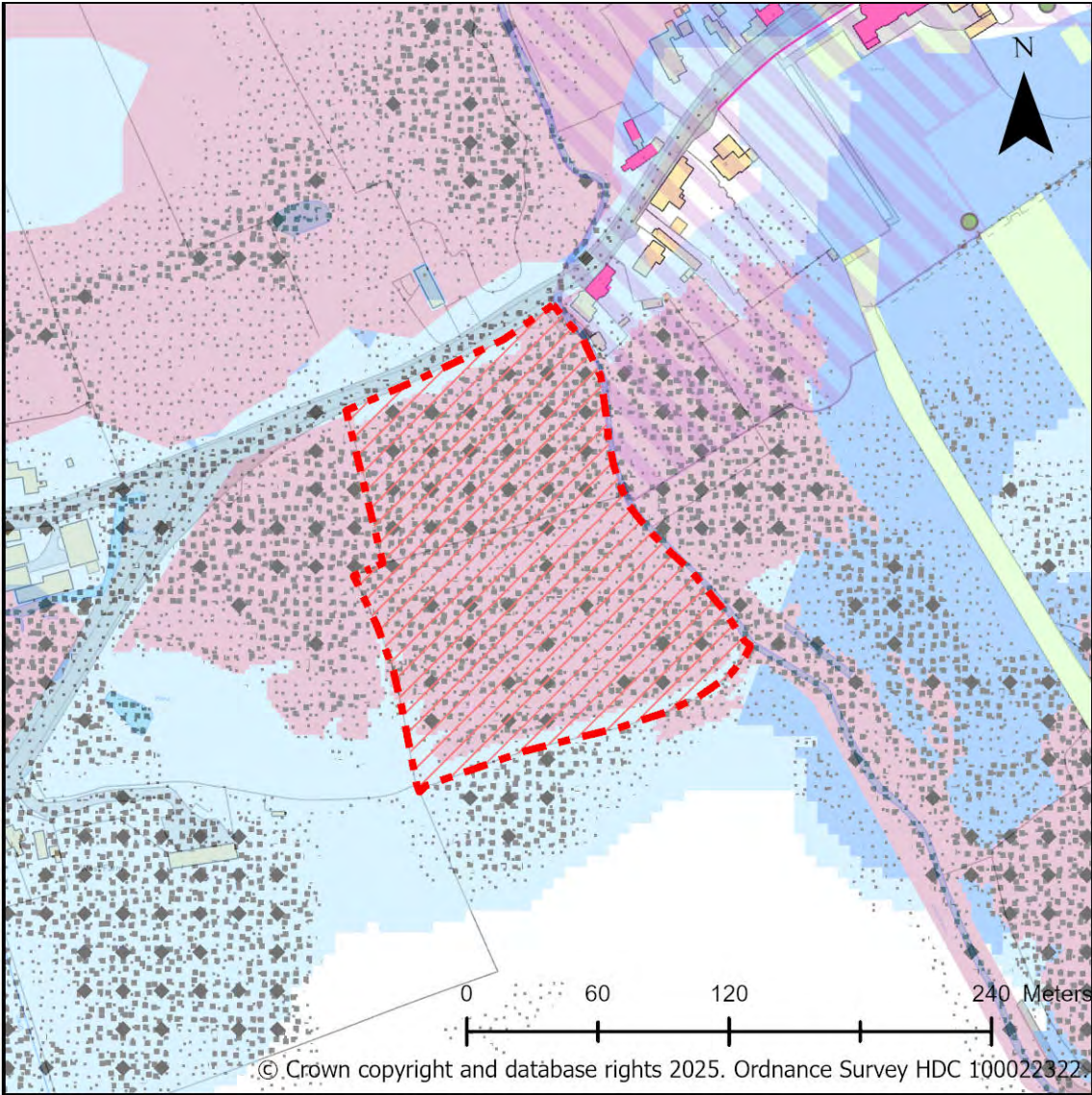
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24136
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the majority of the site is within flood zone 3b. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
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Impact of the Sustainability Appraisal on the assessment

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

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken, the site is inappropriate for development as it almost wholly within flood zone 3b.	N/A	N/A

Updates after the Initial Assessment

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Godmanchester 13: Land off Bluegate, Godmanchester

Site reference	Godmanchester 13
Site name	Land off Bluegate, Godmanchester

Site address	Parish(es)	Site area (ha)
Land off Bluegate, Godmanchester	Godmanchester	3.33

Promoter's Intentions

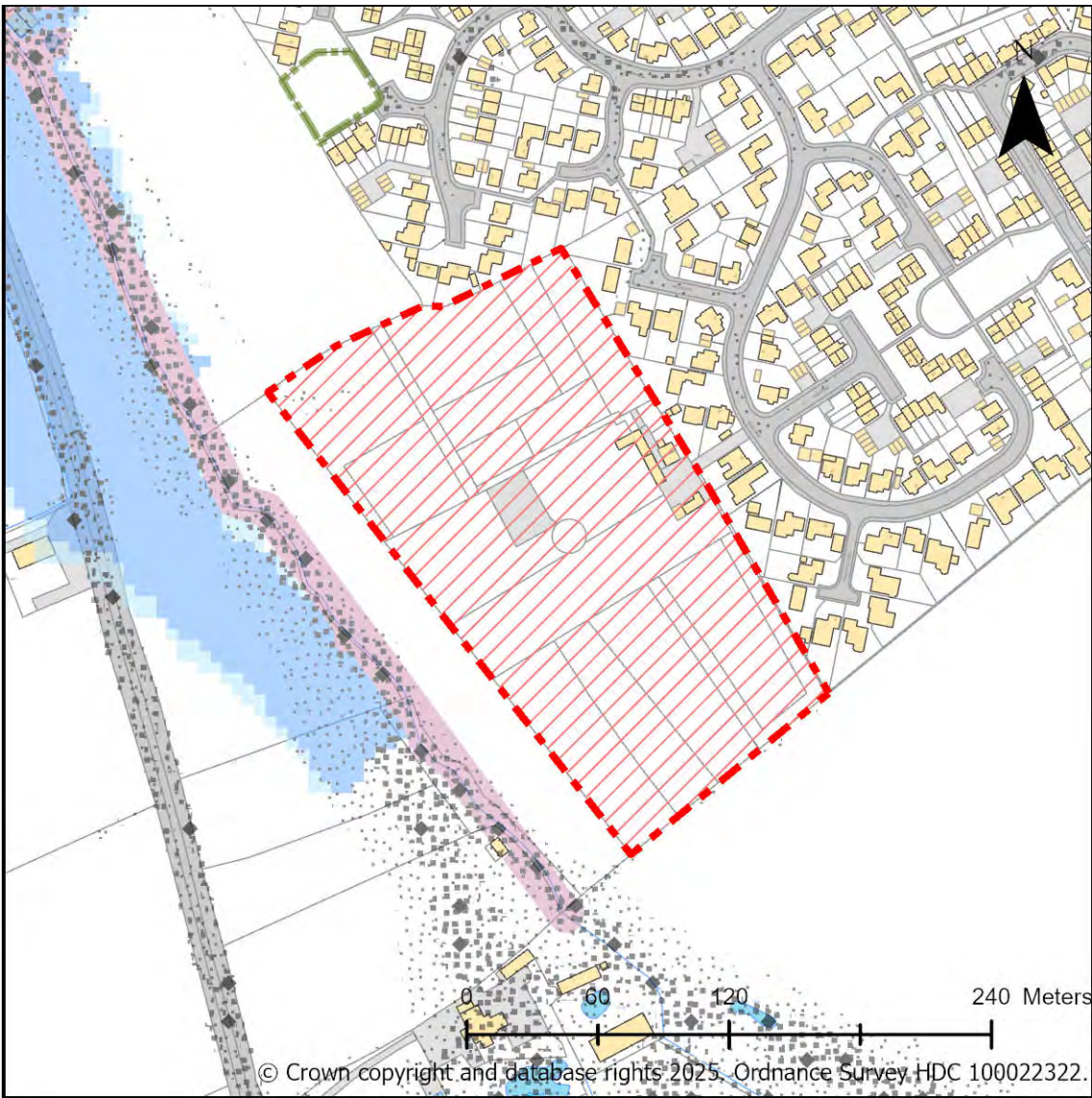
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Custom and self build housing Open space uses: - Natural, green or open spaces	50 - 80 market and/or affordable homes 5 - 10 self and custom build plots (combined total of between 55 and 90 homes on the site) 0.5ha of open space	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:23-24180
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Equestrian yard and stables
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 with some minimal risk from surface water flooding in the north western corner of the site. It is wholly classified as being grade 3 agricultural land. The site is broadly level but does gently slope down towards its southern and eastern edges by several metres. It is largely undeveloped with a cluster of buildings located around its access located centrally along the site's north eastern boundary. Trees and vegetation mark out the site's boundaries and partially enclose it from the wider landscape. Although longer distance views can be had from Silver Street and the Pathfinder long distance footpath although many of these are partially screened by hedgerows and trees restricting the landscape impact from the west. To the north and east of the site is	+
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residential development and to the south and west is open countryside with Stoneyhill Brook running adjacent to the site. The site adjoins other promoted sites (Godmanchester 10 to the west and Godmanchester 5 to the south). There is no known contamination or pollution on the site and no oil or gas pipelines impact the site. There are no nature conservation or heritage designations on the site. There is an existing access into to the site from Bluegate. It will require further scoping whether this access is appropriate to accommodate the scale of development proposed. The site is largely greenfield land and while in equestrian use is largely undeveloped so its development will not contribute to the reuse or regeneration of previously developed land. The north western half 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 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 a planning permission for the site and then sell it to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and could take between 18 months and two years to complete.	+
Achievability The site promoter has identified that mains water supply and electricity supply are available within the site whereas gas supply, public highway and digital and telecommunications infrastructure are accessible from the site's boundary. There are few constraints to overcome, however access will need further scoping and further work will be required on developing a successful masterplan for the site integrating into the adjoining residential development. Landscaping will also be a key element to the masterplan taking into account is edge of settlement location near to Stoneyhill Brook, the site promoter has identified that the 0.5ha of natural open space being promoted could potentially be located on the western side of the site towards Silver Street which would provide a transition between built development and the countryside. Further scoping could be undertaken to determine any potential links that could be made with other promoted sites if these were brought forward.	+
Deliverability / developability	~

There are some structures on site to clear. It is intended to secure a planning permission for the site and then sell it to a third party for development. The scale of the site is beyond that likely to be supported by the current Local Plan rural exceptions policy and the Godmanchester Neighbourhood Plan policy GMC13, so allocation status would be necessary to support it. Therefore, 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 in bringing forward this site: - It is a mix of previously developed and greenfield land classified as grade 3 agricultural land - Is within flood zone 1 with some minimal surface water flood risk - No impact on designated nature conservation or heritage assets - Opportunities for integration with adjoining residential areas to aid connectivity to the established community - Good accessibility to primary education, social, sporting, local retail facilities and employment - Reasonable public transport connectivity - Site promoter identifies at least 0.5ha for natural open space and opportunities for market, affordable and self and custom build plots In combination the outcomes of the LAA and SA indicate that the site: - Has potential for development but this would require careful masterplanning to maximise opportunities for integration into the existing community and limit impact on the wider landscape to the west - Would need to mitigate the impact of development on Stoneyhill Brook and the adjoining 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
Gross site area 3.33ha 70% net developable area to allow sufficient sustainable drainage and landscaping.	Residential - market and/or affordable houses Low density of 35 dph anticipated due to the edge of town location.	Available post 2028, subject to allocation status Build out over 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
3.33 ha x standard proportion of 70% = 2.33 ha	0.5 ha for natural and open space as identified by the site promoter leaves 2.33 - 0.5 ha = 1.83 ha Capacity = 1.83 ha x 35 dph = 64 homes.	

Updates after the Initial Assessment

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Godmanchester 14: Land East of Cow Lane, Godmanchester

Site reference	Godmanchester 14
Site name	Land East of Cow Lane, Godmanchester

Site address	Parish(es)	Site area (ha)
Land at Cow Lane, Godmanchester	Godmanchester	1.75

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	TBC - unknown at this stage	Available 2024 - 2028 Build out over 1 year

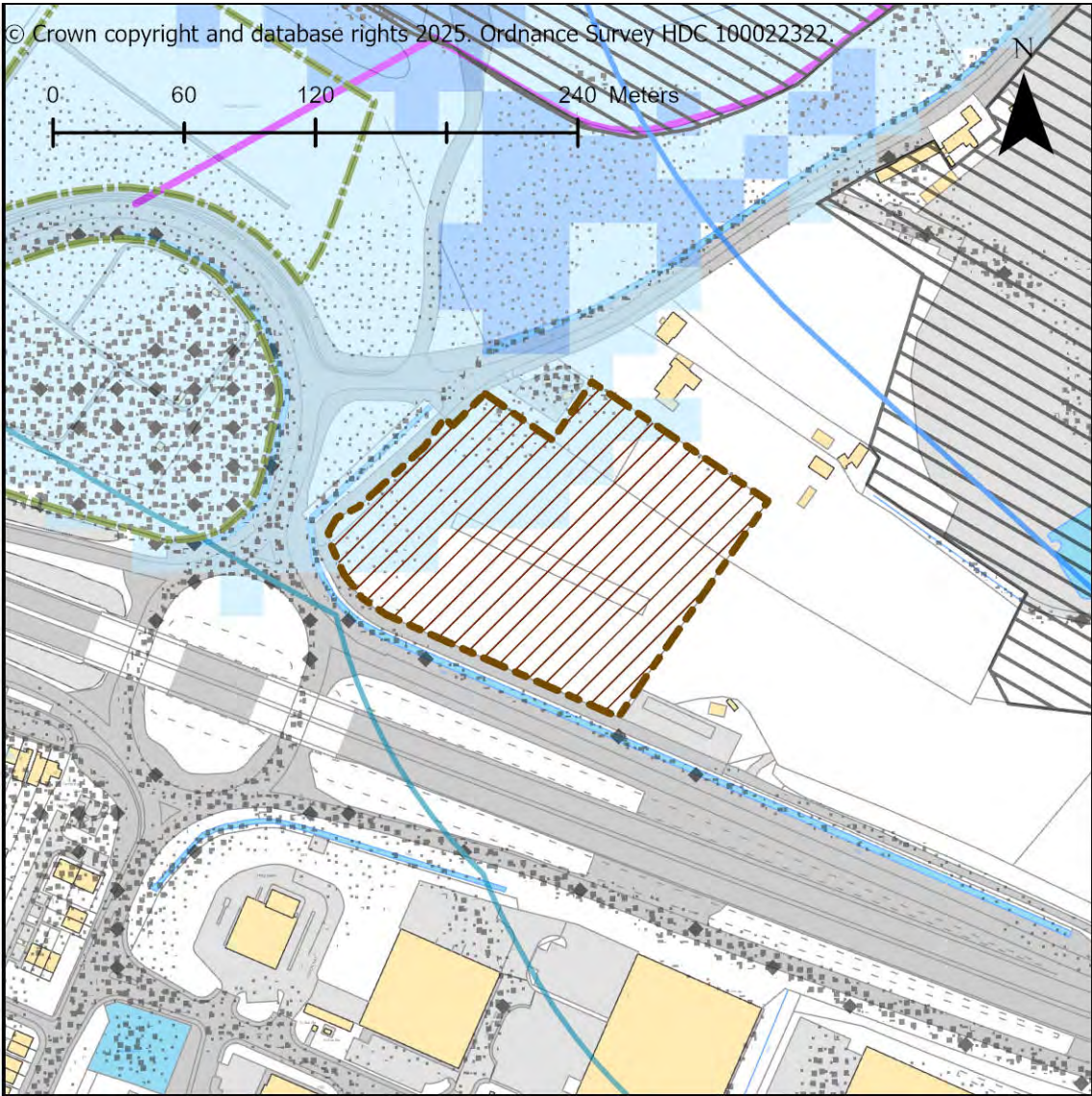
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24265
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 but about a third of the site is within flood zone 2	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	The site is within 100m of Brickyard Farm Landfill Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA or on the amenity impact of locating development in such close proximity to it.	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 falls within 250m of a waste management area. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of development on the MWA or on the amenity impact of locating development in such close proximity to it.
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Impact of the Sustainability Appraisal on the assessment

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

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is within 100m of Brickyard Farm Landfill Waste Management Area (WMA) and within the consultation area for the WMA.	N/A	N/A

Updates after the Initial Assessment

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Godmanchester 15: Land off Berry Lane, Godmanchester

Site reference	Godmanchester 15
Site name	Land off Berry Lane, Godmanchester

Site address	Parish(es)	Site area (ha)
Land off Berry Lane, Godmanchester	Godmanchester	0.41

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	5 - 10 market and/or affordable homes and/or 1 - 5 self and custom build plots	Available 2024 - 2028 Build out over 12 to 18 months

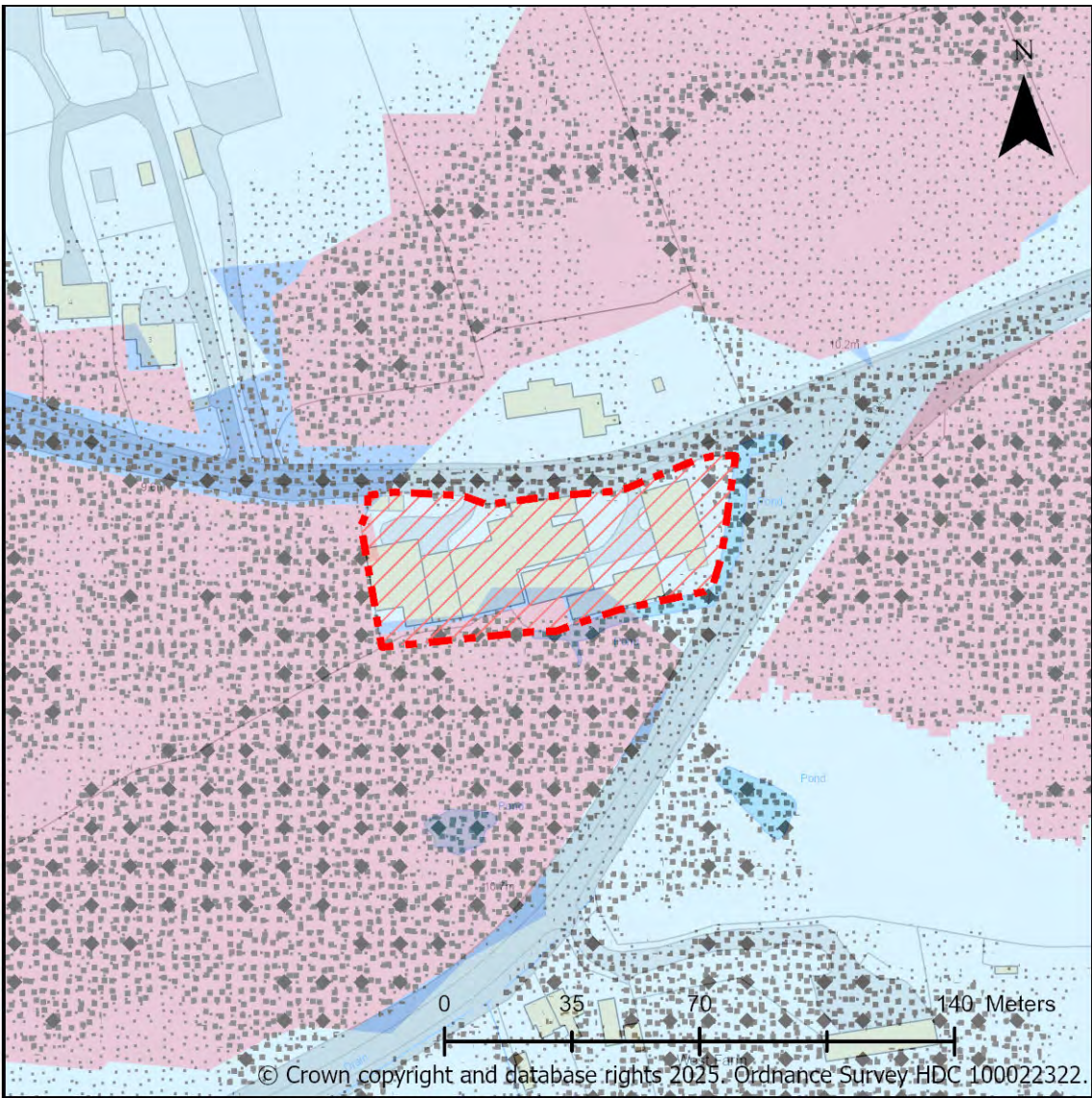
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24293
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Commercial and agricultural use
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	Some of the site's southern and western edge is within flood zone 3b but this is less than 50% of the site area.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is mostly located within flood zone 2 with some of its southern and western edge within flood zones 3a and 3b. The site promoter has put the site forward for a residential development which is classed as being more vulnerable in the NPPF. It is wholly classified as being grade 3 agricultural land. The site is broadly level with hedgrows and trees running along all of its boundaries enclosing the site from the wider landscape, it is most open on its northern edge where access points punctuate vegetation. It is located west of the main built form of Godmanchester. To the north of the site are several large residential properties, to the south, west and east is open countryside.	-
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There is no known contamination on site but this may require further investigation as the site consists of large agricultural/ commercial buildings and hardstanding. There are no oil or gas pipelines running through the site. Telegraph poles run through the site. There are no nature conservation designations on site but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site could have some landscape impact due to its location set within agricultural land between two settlements. There are no heritage designations on site or within its immediate vicinity. The site has an existing access from Berry Lane which is a narrow road. Engagement would be required to determine if the road can accommodate the proposed development safely particularly as one of the access points is about 60m from the junction with the B1043 and West Street. There are numerous large structures on site meaning its development will contribute to the reuse of previously used land and 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. Its north eastern corner is within 400m from a water recycling site, engagement with the County Council will be required but development could be placed away from the area within the buffer zone. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.	
Availability The site is controlled by a single individual who supports its development. The site promoter identifies that there are no known legal restrictions affecting the site. It is not known how the site will be delivered. The site promoter suggests the land will be available between 2024 and 2028 and could take up to 18 months to build out.	+
Achievability The site promoter states that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 2 and some of it being within 3a and 3b. It is also constrained by its access as even though there is an existing point of access from Berry Lane but this is a very narrow lane near to a junction with the B1043.	-
Deliverability / developability There are several existing structures to clear but there is very significant risk from flooding across the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. It is not yet known how the site will be	-

delivered. They state that the site will be available between 2024 and 2028, but considering the significant flooding issues on the site and the access constraints, the site is not considered to be deliverable or developable at this time.	
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, due to the site being wholly located within flood zone 2 and some of its within flood zone 3a and 3b and the proposed residential uses being classed as a more vulnerable use. The site's access is also another key constraint making the site unsuitable.
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Impact of the Sustainability Appraisal on the assessment

Not applicable as the site does not progress to the Sustainability Appraisal stage.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable for development	N/A	N/A

Updates after the Initial Assessment

The SFRA mapping update shows that flood risk on the site has increased flood risk to high which is present on the majority of the site to flood zone 3b.

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

Site reference	Godmanchester 16
Site name	Land West of A1198 (West of Bleakley Farm), Godmanchester

Site address	Parish(es)	Site area (ha)
Land West of A1198 (West of Bleakley Farm), Godmanchester	Godmanchester	14.82

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	355 homes (including 142 affordable homes)	Available 2024 - 2028 Build out over 5 to 10 years (as part of a wider allocation)

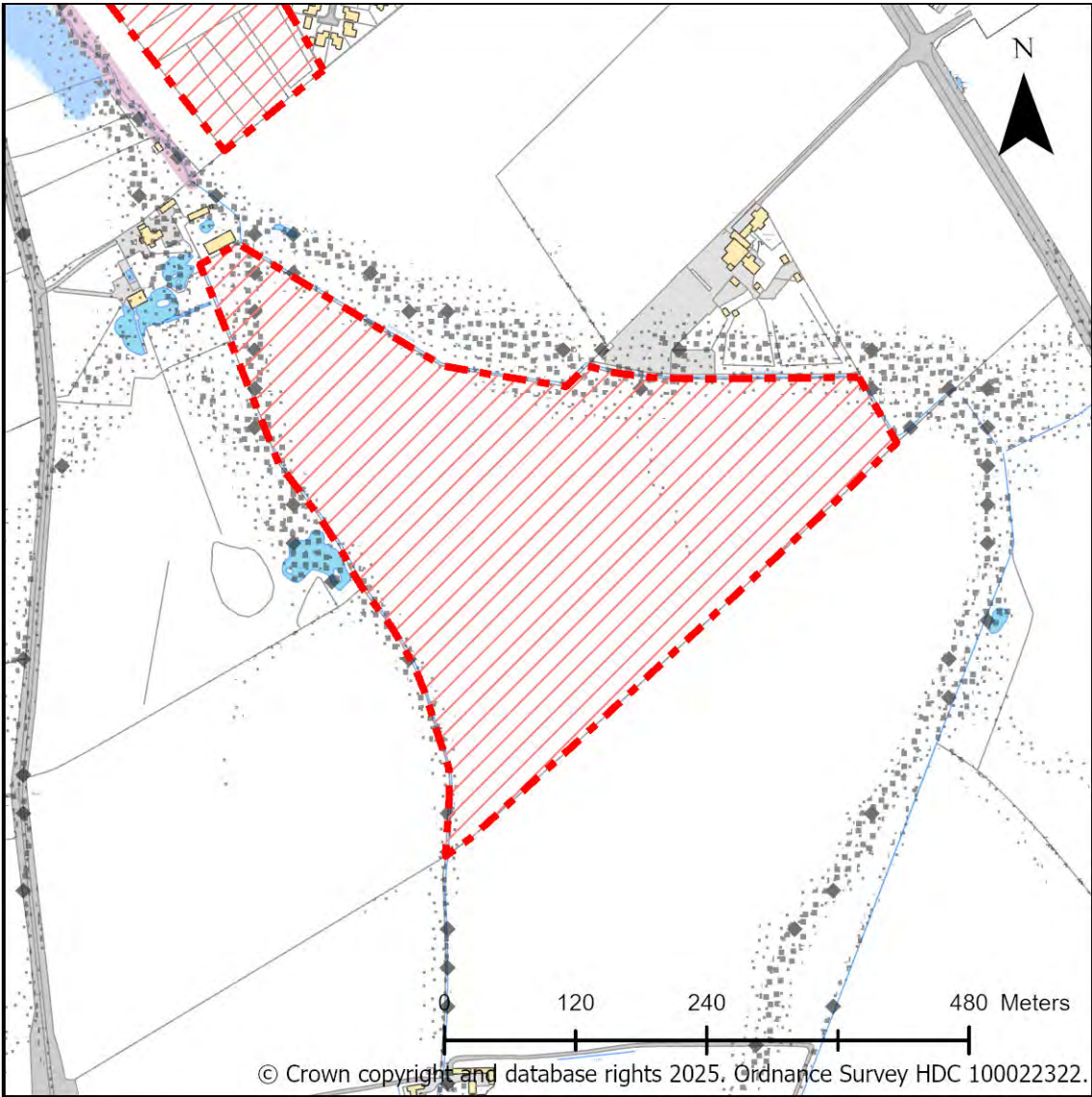
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24294
Relevant planning history	None relevant
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
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 triangular in shape. It is wholly within flood zone 1, there is some risk of surface water flooding along the sites' edges arising from its proximity to Stoneyhill Brook. The site is wholly classified as being grade 2 agricultural land. The land gently inclines southwards. Stoneyhill Brook runs along its northern edge with established trees and vegetation providing a rural edge to the site. The western edge of the site also benefits from established vegetation enclosing the site on that side. It is most open to the south and south east where there are longer range views across the landscape. To the north of the site is Bleakley Farm and self storage site, to the west is Clyde Farm and wildlife sanctuary. The site forms the southernmost element of a potential urban extension comprising of four other parcels of land of Godmanchester 7, 8, 9 and 10. These are not contiguous with Godmanchester 10 being the only site actually adjoining the existing built up area and with Stoneyhill Brook running through the central length of this. Sites Godmanchester 7 and 9 are both wholly dependent on development of the intervening land outside the site promoter's control (Godmanchester 3) to deliver integration with the existing built up area. This site adjoins other submitted sites Godmanchester 5 and Godmanchester 9, however only the latter forms part of the potential wider urban extension within the control of the site promoter. There is no known contamination or pollution on the site and no oil or gas pipelines impact the site. There are no nature conservation or heritage designations on the site. There is currently no existing access into the site, access could only be achieved as part of a wider strategic scheme (potentially through Godmanchester 9 which is within the collection of other parcels that could form a wider allocation). It will require further scoping whether this access is appropriate to accommodate the scale of development proposed. The site is greenfield land so would not contribute to the reuse of previously developed land. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	
Availability The site is in single ownership and controlled by a Trust. Development is supported by all land owners. There are no known legal restrictions impacting the site. The site promoter has identified that it is intended to secure an allocation status for the site and then sell it to a third party for obtaining planning permission and development. They state it will be available between 2024 and 2028. Several other adjoining and nearby parcels of land have also been submitted which the site promoter identify could form part of a wider allocation (see Godmanchester 7, 8, 9 and 10). The site promoter has identified that a landowner collaboration agreement with the adjoining landowners will be required. As part of a wider allocation, this site would take between 5 and 10 years to build out.	~
Achievability	~

The site promoter has identified that all access and services are not immediately accessible to the site. The presence of Stoneyhill Brook and its associated flood risk presents some challenge to development of the northern part of the site as well as integration. The site is put forward as one element of an urban extension comprising four other parcels of land only two of which are contiguous. Inclusion of two additional fields that are in other ownerships is also suggested. These would be essential as they form the intervening land between the scheme and the existing built up area of Godmanchester which would be necessary both to effectively integrate any scheme into the town and for it to form a cohesive development. Achievability would be wholly dependent on collaborative working with the other sites which are Godmanchester 3 and 5. Achievability of the site as a freestanding scheme would be wholly dependent upon the prior completion of Godmanchester 5 and the provision of access either through it or Godmanchester 9.	
Deliverability / developability The site is in a sensitive location in terms of landscape impact and also context in relation to existing development as it is currently wholly detached from Godmanchester and would be reliant upon the development of intervening land to integrate it. This would, by itself, lead to an incongruous form of development to the south of Godmanchester which could only be overcome by comprehensive development of all parcels of land. Also landowners agreements will be required to ensure collaboration to deliver a wider development. As such the site is categorised as being developable.	~

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	The site would not merit progression through to SA on its own but given its potential to form part of a comprehensive scheme with other sites it is put through.
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues in bringing forward this site: • Is greenfield classified as being grade 2 agricultural land • Is not constrained by flood risk • It is separated from the existing built up area of Godmanchester and so wholly dependent on two parcels of intervening land for integration. The necessary intervening land which adjoins Godmanchester is not one of the 4 parcels submitted by the agent for consideration as a potential urban extension • Development would have a significant detrimental impact on the local landscape character • It is within reasonable distance of local employment and retail facilities

- The potential urban extension as a whole would have capacity to integrate open and natural greenspace
- Would not impact nature conservation or heritage assets in the area
- Could provide a range of housing types, sizes and tenures

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

- Is unsuitable for development on its own. The necessary intervening land to integrate the site into Godmanchester is not all in the site promoter's control and has integration challenges of its own. The potential urban extension land comprises four other parcels of land only two of which adjoin with the southeasternmost one (Godmanchester 8) again being dependent upon delivery of intervening land necessitating six sites in total collectively posing significant design and achievability challenges.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation is not provided as the site could not be developed as a freestanding site and successful promotion of the collective parcels for an urban extension would be dependent upon prior development of Godmanchester 3 and 5 to facilitate integration.	N/A	N/A

Updates after the Initial Assessment

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

Site reference	Godmanchester 17
Site name	Former Motorway Compound Site, North of A1198 roundabout

Site address	Parish(es)	Site area (ha)
Former Motorway Compound Site, North of A1198 roundabout	Godmanchester	5.24

Promoter's Intentions

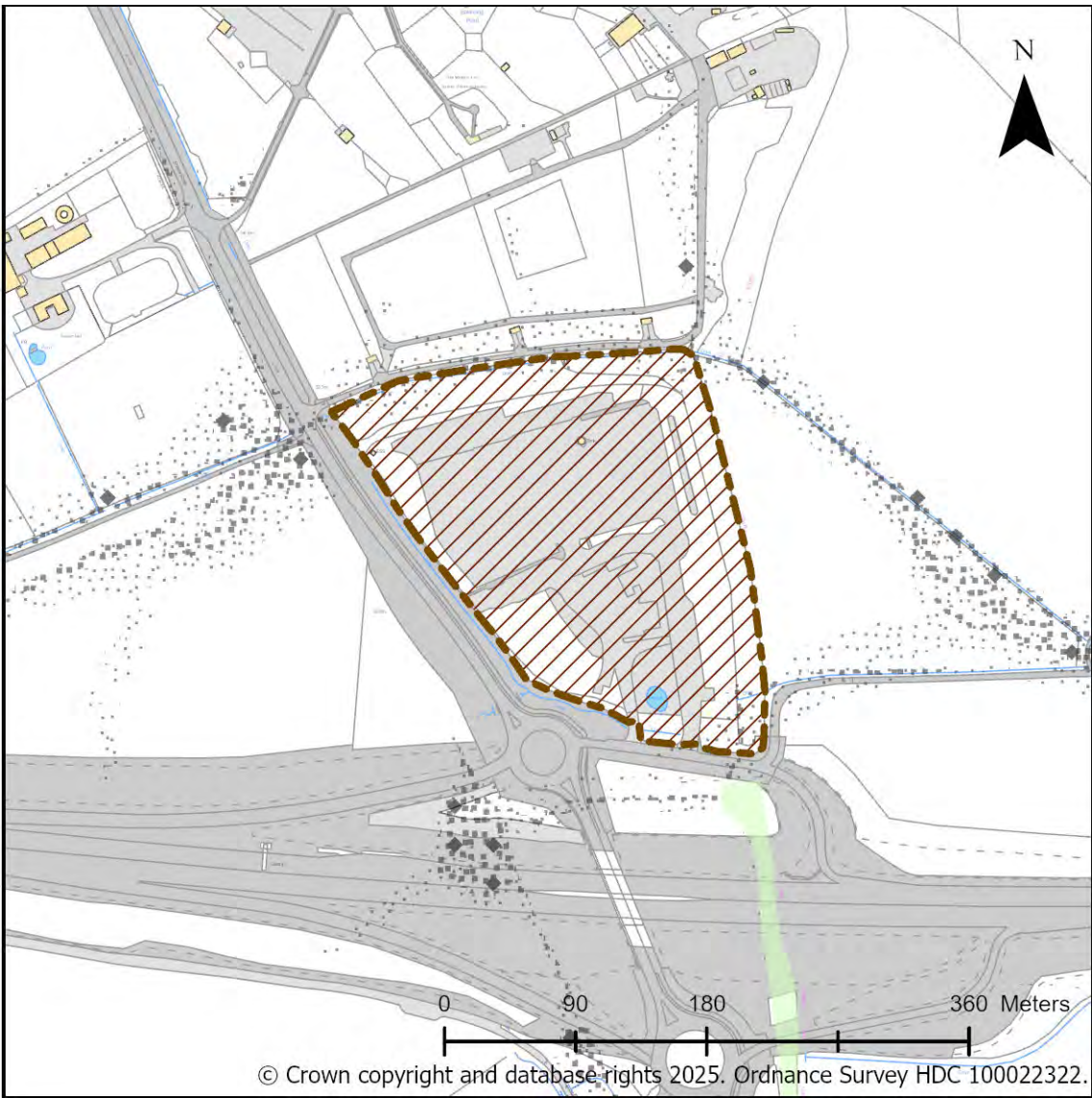
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	14,461 sqm	Available 2024 - 2028 Build out over 12 to 18 months

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24295
Relevant planning history	Development Consent Order for the A14 Cambridge to Huntingdon improvement scheme involves the improvement and upgrading of a 23-mile length of strategic highway between Cambridge and Huntingdon, the widening of a 2-mile stretch of the A1 between Alconbury and Brampton, and the modification and improvement of the associated local-road network within this corridor. Granted in May 2016.
Land type	Largely covered in hardstanding
Current use of the site	Former motorway compound depot
Supporting information	Supporting Statement (January 2025)

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 located within flood zone 1, there is some surface water flood risk along the northern and eastern edges of the site. It is wholly classified as being grade 2 agricultural land. The site was previously used as a motorway construction depot for the A14 and comprises of extensive areas of hardstanding, and a number of simple storage buildings. The land is now vacant following the completion of these works. Therefore it will be as assessed in the view that it is technically greenfield land but with temporary structures and hardstanding in place. The site is broadly level and is well contained with a strong tree belt along the northern and eastern boundaries. An existing earth bund is sited adjacent to the western boundary of the site. To the north is the Woodgreen Pets Animal Centre, to the	~
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east is open countryside currently but this land has been promoted under Hemingford Abbots 3 for a large scale mixed use new community. To the west and south is the road network with the A1198 and A14. The site promoter has stated that there is scope to consider this land parcel both in isolation and as part of a more holistic development within this area considering that there are other sites being promoted near to the site.

There is no known contamination or pollution on the site but this may require further investigation considering the site previously being used as a motorway construction depot. No oil or gas pipelines impact the site. There are no nature conservation or heritage designations on the site. There is currently no existing access into the site, access could only be achieved as part of a wider strategic scheme (potentially through Godmanchester 9 which is within the collection of other parcels that cold form a wider allocation). The site promoter identifies that it is accessed directly from a roundabout of the A1198 and that there is scope to provide an additional arm onto the roundabout directly into the employment park. This would require further scoping as it would require land not within the site boundary. Its impact on the highways network of a potential business park in this location will also require further scoping.

The site is technically classified as being greenfield land but there are existing hardstanding on site to clear. It is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.

Availability

The site is in dual ownership, both owners support the development of the site. The site promoter has identified that there are no known legal restrictions impacting the site, however the requirements of the A14 DCO may impose some restrictions/ clauses that may need to be addressed before development can occur. It is intended to acquire planning permission and sell to a third party for development. The site will be available between 2024 and 2028 and take between 12 and 18 months to build out.

Achievability

The site promoter has stated that all access and services are available within the site, a part from gas supply which is unknown. There is hardstanding on site to clear and potentially some land remediation and decontamination to do on the site. There are few topographical challenges to overcome, some sustainable drainage will be required and additional landscaping. A key constraint is access from the A14/A1198 roundabout over land outside of the site's boundary and the impact on the strategic road network of a business park in this location. There may be opportunities to integrate the site into wider proposals at Hemingford Abbots 3 however there is an existing belt of vegetation which provides a clear landscape buffer between the two sites.

Deliverability / developability

There is hardstanding on site to clear and potentially some land remediation and decontamination to do on the site which may delay development. The site is located in the countryside so its development would require an allocation status. It is therefore 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: - Consists of land previously used as a motorway construction depot for the A14 and comprises of extensive areas of hardstanding, and a number of simple storage buildings. The land is now vacant following the completion of these works - Is within flood zone 1 but there is surface water flood risk - Is remote from services, primary education and facilities and public transport options - Could provide some space for employment development with good connections to the strategic road network - Remote from natural green space - Detached from a main settlement so development would be located within the countryside - Bounded by the strategic road network so there is the increased risk of enhanced levels of air, light and noise pollution - While there is a footpath that runs along the site, this is not continuous along the A1198 providing limitations to accessibility In combination the outcomes of the LAA and SA indicate that the site: - Is considered potentially appropriate for built development as it would reuse land that has been previously used and is now vacant providing regeneration opportunities. - Must explore and provide sustainable transport connectivity enhancements. - Landscaping will be required to mitigate local landscape impact and depending on the commercial uses proposed may require additional mitigation to ensure compatibility with the nearby Woodgreen Animal Shelter. - It may have greater opportunity for development if it the adjoining land promoted under Hemingford Abbots 3 came forward as this site could be integrated within that development, however there is an existing belt of vegetation which provides a clear landscape buffer between the two sites.
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HDC's Delivery Calculations

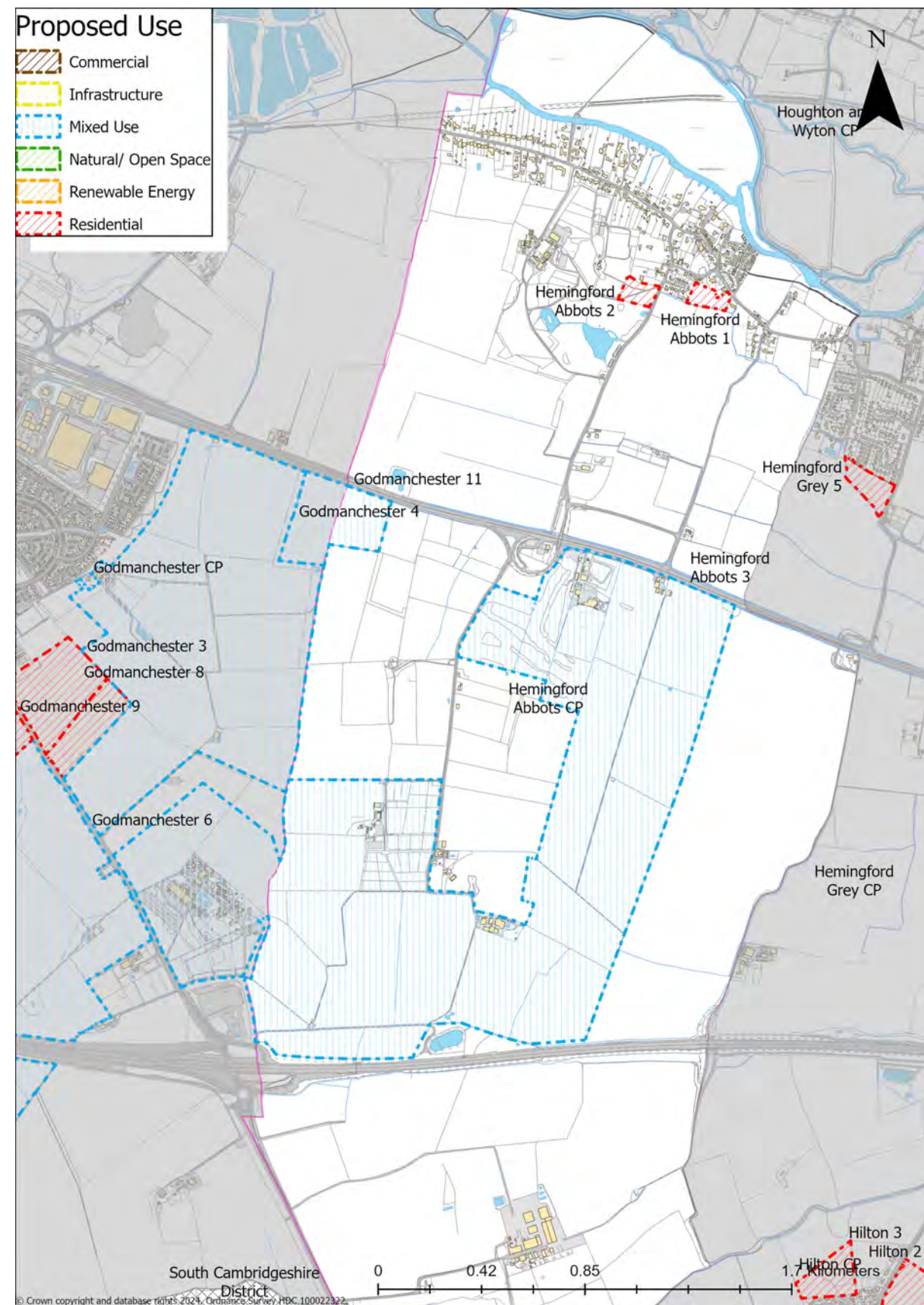
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 5.24 ha For solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in schemes providing purely employment uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping. However, considering the countryside location and nearby Wood Green shelter, some additional landscaping may be required, as such a 80% net developable area will be applied for this site: 5.24 ha x standard proportion of 80% = 4.192 ha	Commercial - employment It is proposed that the site could provide a new research business park, considering this a 0.4 plot ratio has been used to calculate a capacity for the site: 0.40 plot ratio x 4.192 ha = 1.68 ha of land for industrial employment uses equating to 16,768 sqm.	Available post 2028 subject to allocation Build out over 2 years

Updates after the Initial Assessment

In response to the Spring 2025 consultation on additional sites, the site promoter submitted further evidence in support of their proposal including further detail on its land status. This has been taken into account and the site has been assessed with the view of its potential to reuse vacant land and therefore supporting regeneration. Following this, the assessment and sustainability appraisal have been updated with the site being considered potentially suitable for development and a capacity calculation undertaken.

Hemingford Abbots

- 15.8 A total of 3 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:
- Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots
 - Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots
 - Hemingford Abbots 3:The Lattenburys (land to the South of the A1307 and North of A14, and East of A1198) - this site also partially falls within Godmanchester parish.



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



Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots

Site reference	Hemingford Abbots 1	
Site name	Royal Oak Gardens	
Site address	Parish(es)	Site area (ha)
Royal Oak Corner High Street Hemingford Abbots Huntingdon PE28 9AE	Hemingford Abbots	1.17

Promoter's Intentions

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

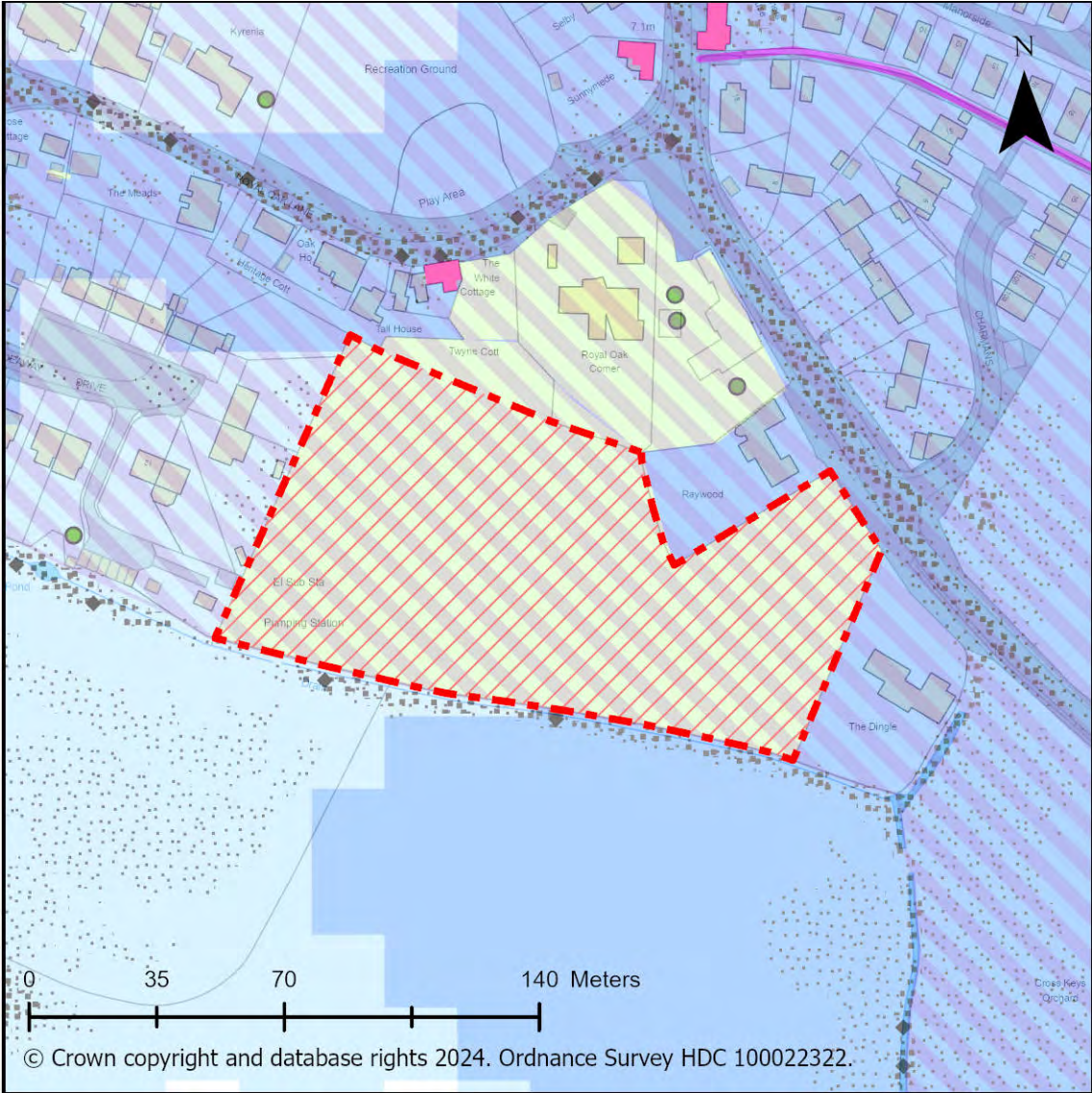
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CFS:2
Relevant planning history	18/01296/FUL - Erection of 4 bedroom two storey dwelling with attic room. Withdrawn 18/02203/FUL - Erection of 4 bedroom two storey dwelling with attic room. Refused
Land type	Garden land
Current use of the site	Garden land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability Approximately 23% of the western part of site is within FZ2 and the rest of the site is within FZ3a due the proximity of the River Great Ouse to Hemingford Abbots. The site is at a low risk of flooding from surface water. It is wholly classified as grade 3 agricultural land. The site is flat and has a similar topography to the surrounding land. It is covered with matured trees and has no built structures. It adjoins residential buildings to the north, east and west and is exposed to the open countryside on the southern boundary. It has mature trees and hedging along its boundaries providing screening. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is within the Hemingfords conservation area and does not contain no listed buildings or other known heritage assets though it adjoins a listed building (The White Cottage). There are no designated nature conservation assets within the site. The entire site is a Tree Preservation Order Area (TPO 10.90). The site can be accessed from the High Street; highway access from the the A1307. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. It is does not lie within a mineral safeguarding area and is beyond 400m from a water recycling centre.	-
Availability The site is in multiple ownership but is controlled by an individual/company. The development of the site is supported by all landowners. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The landowner suggests the land is available now and seeks to obtain an allocation before delivering it directly.	+
Achievability Electricity, gas, water and digital and telecommunications infrastructure are all 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 High Street and is situated 1.07 km north of the A1307. There are no built structures on the site that require clearance. The site promoter seeks residential development of either 8 homes or 8 plots for custom and self build housing. The entire site is covered with matured trees and there is a Tree Preservation Order on all trees on the site. As such, an aboricultural impact assessment or an ecological assessment will not be enough to mitigate the impact of the proposed development on the existing trees as there is no vacant portion of the site that can accommodate any housing development without harming the trees. The site being within a conservation area and it's proximity to a listed building (The White Cottage) to the north means that any future development will need to be sensitive to its impact on the character	-

and appearance of the conservation area and the setting of the listed building. Also, as a large proportion of the site is within FZ3a and there is a residual risk of flooding at the site in the event of a breach of the River Great Ouse, development of the site faces flooding constraints.	
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 than cannot be mitigated. Flood risk, impact on heritage assets and impact on existing protected trees are key development considerations that makes the deliverability of the site impossible. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as not developable.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the entire site is covered with mature trees with Tree Preservation Order and is constrained by flooding.
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Impact of the Sustainability Appraisal on the assessment

The site did not progress to Sustainability Appraisal.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter objected to the outcome of the LAA and referred to tree applications 16/00176/TREE and 20/02144/TREE in their response. These applications have been carried out and tree cover has been reduced across the site. Notwithstanding this, the TPO designation is still in place on site and the high risk of flooding is still a major constraint to development. A flood risk assessment has not been submitted to overcome this. Residential uses are classified as a vulnerable use so should not be placed in locations at a higher risk of flood risk without undertaking a sequential and if appropriate exceptions test. As such the site is still considered to be unsuitable for development and the outcomes remain unchanged.
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Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots

Site reference	Hemingford Abbots 2
Site name	Land West of Rideaway, Hemingford Abbots

Site address	Parish(es)	Site area (ha)
Land West of Rideaway, Hemingford Abbots	Hemingford Abbots	1.30

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	9 homes	Available 2024 - 2028 Build out over 2 years

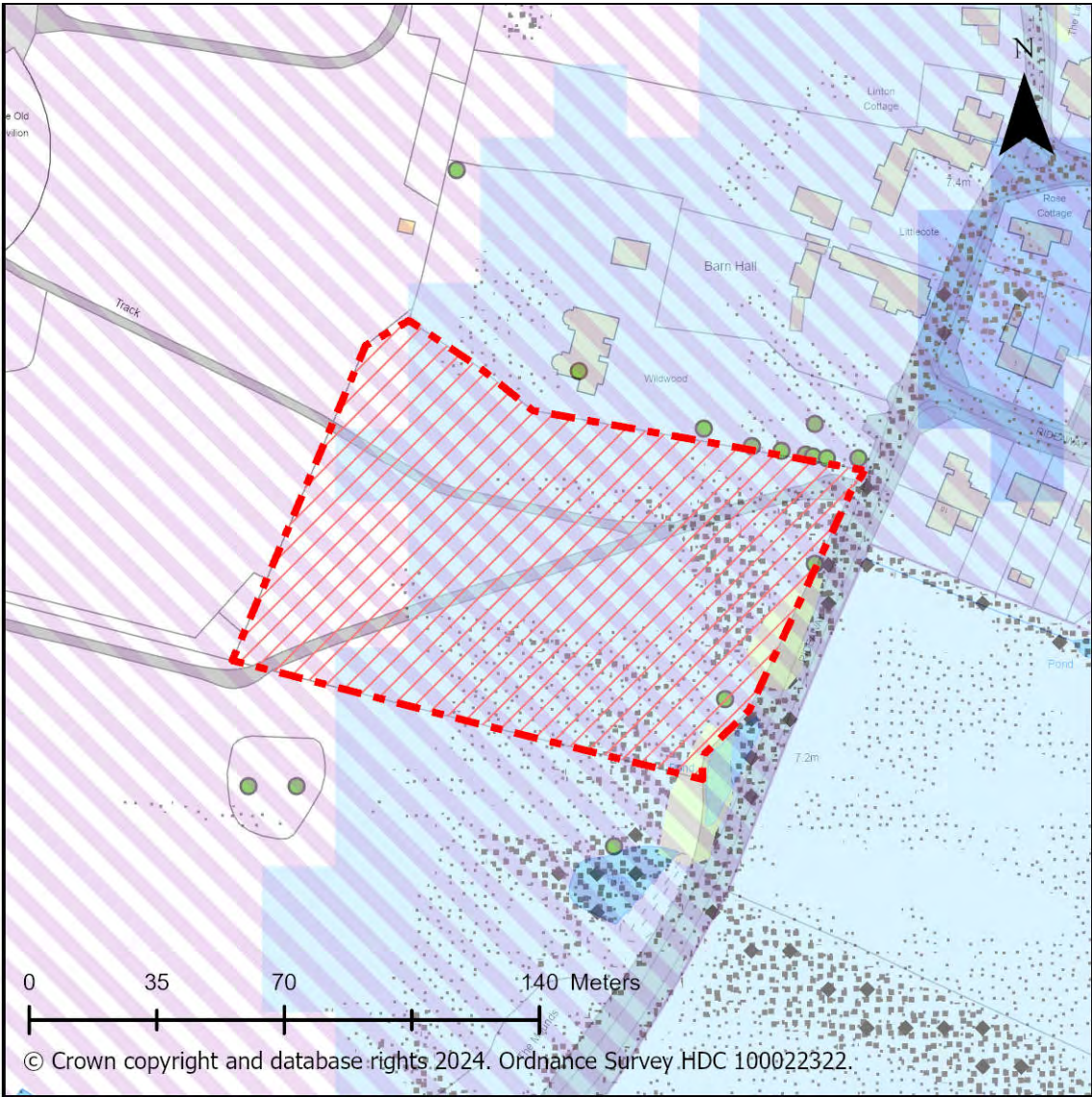
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:252
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Supporting Statement (Ref: P23-0902) (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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Approximately 18% of the western part of site is within FZ1 and the rest of the site is within FZ2. A large proportion the entire site is at a low risk of flooding from surface water with about 1.6% of the eastern portion of the site having a high risk of flooding from surface water. The site is immediately south of the southernmost extent of Hemingford Abbots and it is wholly classified as a grade 3 agricultural land. It is made up of an entirely flat uniformed land and has a similar topography to the surrounding land. It comprises a few trees and hedges along its northern and eastern which provides limited screening from the adjoining residential building. The northern boundary of the site is made up of the curtilage of Wildwood. Although the proposed use of site is fairly compatible with the neighbouring uses, the western and southern boundaries have little to no trees which exposes the site to the open countryside. Two track roads run through the site from the western and northern corridors and links Hemingford Park Hall and the Old Pavilion to Rideaway road which adjoins the site to the east. The site was previously used as a means of access during construction works at Hemingford Park Hall which sits to the west. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is within the Hemingfords conservation area but does not contain any listed building or other known heritage assets though it is in close proximity to The Old Pavilion which is a listed building. There are no designated nature conservation assets within the site. The site can be accessed from the Rideaway; highway access from the A1307. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. It is does not lie within a mineral safeguarding area and 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 developer/ housebuilder 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 an allocation before delivering it .	+
Achievability All main services are accessible from the site boundary apart from gas supply and digital and telecommunications infrastructure which 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 the Rideaway Street and is situated 1.03 kms north of the A1307. There are no built structures on the site that require clearance. The site promoter seeks residential uses of 9 homes. Landscaping will be required to mitigate the impact of the site on the countryside.	~

Also, the site being within a conservation area and its proximity to a listed building (The Old Pavilion) to the west means that any future development will need to be sensitive to its impact on the character and appearance of the CA and the setting of the listed building.	
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. Landscaping and the impact on the CA and heritage assets 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 house builder 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: • Has very limited accessibility to local services, employment and public transport • Good connectivity to the strategic road network • Small scale development could be integrated into the existing place and community • Would have potential impact on the conservation area and the setting of a listed building • Approximately 82% of the site is at risk of fluvial flooding with climate change at 1 in 100 • The site is exposed to the adjoining countryside. In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for built development • Could not support place-making and sustainable lifestyle
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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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Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and East of A1198)

Site reference	Hemingford Abbots 3
Site name	The Lattenburys (land to the South of the A1307 and North of A14, and East of A1198)

Site address	Parish(es)	Site area (ha)
Land to the south of the A1307 and north of A14, and east of A1198	Hemingford Abbots and Godmanchester	243.00

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Commercial: - Employment Infrastructure - Open Space Uses	3,400 homes 60,000 sqm of employment uses - Secondary school - Primary school (x2) - GP facilities and wider community health - Community halls - Multi-faith centre - Community library - Natural, green or open spaces for a variety of uses e.g. woodland creation, parks, sports and recreation grounds, allotments	Available 2024 - 2028 Build out over 15 - 20 years

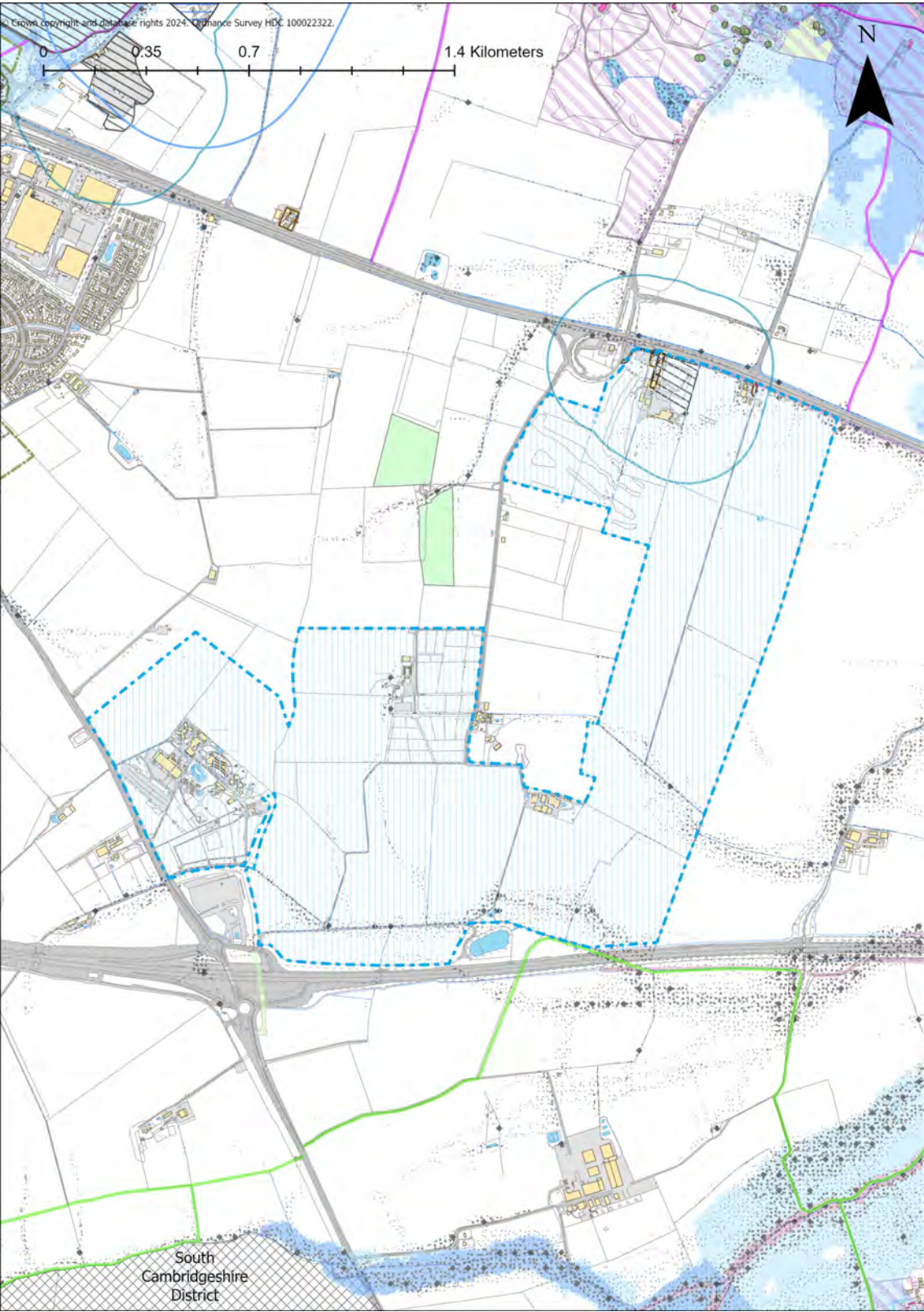
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:247
Relevant planning history	15/01563/FUL - Change of Use of golf course to National Centre for Great War (NCGW),

	revised access arrangements, provision of car park and coach park, erection of buildings for museum (replica training camp), erection of fishing lake/balancing pond and internal watercourse, excavation for replica trenches, erection of earth bunds, laying of track for narrow gauge railway, creation of memorial garden, erection of trenches for use as film set. Refused Other applications are not relevant.
Land type	Part previously developed land and part greenfield land
Current use of the site	- Agricultural land - Commercial
Supporting information	- Call for sites statement (June 2023) - The Lattenburys Vision and prospectus (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 0.13% of the site is within FZ3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	22.50 ha (9.25% of site) is within a mineral development 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 almost entirely within flood zone 1 with just 0.33ha in flood zone 3b. Nearly 13% experiences high or medium risk of surface water flooding primarily in three bands running east-west, first near the northern edge of the site, then directly east of Littlebury Farm buildings and finally near the southern edge of the site. The majority of the site is greenfield which wholly comprises grade 2 agricultural land. Towards the south western edge the site also includes Wood Green pets charity which is proposed to be retained. There are a small number of buildings within the site comprising farms with associated residential and agricultural properties, a small waste management area off Rideaway and Moats Way equestrian centre.

The site comprises rising land reaching its highest point in the south west near Wood Green pets charity linked to a ridge rising to the west through the centre of the site. Land falls away from this both to the north east towards the A1307 and the south east towards the A14 making the site highly visible from both major highways and from villages to the north. The site is largely cut off from the surrounding area to the north and south by major highways with the lower lying Hemingfords situated beyond to the north and further lower lying agricultural land to the south. The site boundaries are complex. The northern boundary adjoins the A1307 with the Rideaway junction providing access to and from the westbound carriageway of the A1307. Established trees and hedgerows adjoin the northern boundary providing limited local level screening. The eastern boundary comprises low level field hedgerows. The southern boundary mostly adjoins the A14 skirting around a balancing pond for which the access track cuts through the south western part of the site. The site is very open to view from the A14 on the eastern stretch of this boundary but A14 is largely embanked along the western stretch of the southern boundary obscuring views in to the site; tree planting is being established along much of this length. The south western corner of the site omits the former A14 construction compound adjoining the junction with the A1198 which is largely screened by trees, but then heads west such that the western boundary of the site mostly adjoins the A1198. Wood Green pets charity forms part of the site and presently has a very open frontage to the A1198 with paddocks forming a setting to car parking and buildings beyond which are largely screened by well established trees. The remainder of the site boundaries are predominantly field boundaries with a mixture of low hedgerows and open field margins with Moats Way forming small sections of boundary, again largely edged with hedgerows. Moats Way is a public right of way giving visibility into the centre of the site. A public footpath also runs the length of Mere Way to the east of the site with open views towards the eastern portion of the site and across its rising landform. Visibility from Godmanchester is impeded by landform, trees and hedges, however, there is some visibility of the site from Hemingford Abbots. Given the scale of the proposal landscape impact will be significant but much is contained by major highways and tree belts with the greatest visibility being from the east.

There are no active or historic landfill sites in the area although a small waste management area is located at New Farm in the north of the site which may give rise to pollution issues that would need to be addressed. The adjoining A14 may give rise to noise and air pollution issues due to the volume and nature of traffic. Three wind turbines are within or very close to the site boundaries and the visual and noise impacts of these will constrain any future development layout. There is a medium pressure gas main crossing the northern section of the site from east to west which would require a buffer zone from development. The site promoter has also acknowledged that high and low voltage overhead and underground electricity cables lie within and adjacent to the site. There is just one designated heritage asset within the site, the grade II listed Rectory Farm fronting onto the A1307. Similarly there are no designated nature conservation assets within the site. The site contains very small pockets of previously developed land, the current uses of some of these are intended to be retained by the site promoter hence, overall the developable portion of the site would be almost entirely greenfield and so not contribute to reuse of previously developed land. The waste management area at New Farm has a buffer zone around it within which Cambridgeshire County Council would need to be consulted about any development although the site promoter's concept plan appears to remove this use. The north eastern tip of the site falls within a sand and gravel safeguarding area and again advice would need to be sought from Cambridgeshire County Council.	
Availability The site is currently in multiple ownerships with a mixture of family control and control by a developer company. The development is supported by all landowners. There are no known legal restrictions affecting the site. The primary current use to be incorporated into the proposed development scheme is Wood Green pets charity and potentially the equestrian centre. The site promoter's intention is for the proposal to be delivered by a master developer.	+
Achievability All utility services are available either within the site already or from the site boundary. The site has boundaries with the A1307 and the A1198 with existing accesses to both and is close to the limited access junction of the A1198 and A14. There is also access to the north via Rideaway. The site promoter proposes a new roundabout onto the A1307 to the east of the existing grade separated Rideaway junction along with a new roundabout on the A1198. The site promoter proposes promotion of a sustainable travel hierarchy linking into public footpaths and promoting enhancement and establishment of active travel and public transport routes. Engagement with Cambridgeshire County Council will be necessary to demonstrate the feasibility of the access proposals. The A1307 provides a connection to Huntingdon railway station. The site has a distinct topography based around the central ridge which would necessitate careful design to minimise impact on the wider landscape. The known gas pipeline across the north of the site would require a buffer zone from built	~

development impacting on the layout of development in this area. Infrastructure proposals from the site promoter include a secondary school, two primary schools and other community facilities along with the two roundabouts necessary to support access to the level of growth proposed. The site promoter has provided a clear vision document supporting their proposal with illustrative layouts indicating the scale, mix and layout of their development proposals.	
Deliverability / developability The site promoter has a masterplan for the site and has stated their intention to progress technical studies alongside the Local Plan process. The masterplan indicates development of two villages connected by a country park and travel corridors delivered over a 15-20 year period. No details have been provided yet of the intended delivery methods and rate. The scheme would require allocation and therefore 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 in bringing forward this site: - It is predominantly greenfield with very small pockets of previously developed land and some existing uses to be retained - It is at minimal risk of fluvial flooding although surface water flood risk would need management - The landform contains a clear ridge of higher land typical of the area which could contribute to establishing the sense of place of any future development - The proposed scheme has strong environmental credentials aimed at minimising impacts on climate change and promoting resilience to future impacts - It is well located in terms of proximity to services and facilities in both Huntingdon and St Ives - The proposed mix of uses includes housing, community facilities, employment and a country park - The site is bounded on three sides by existing highways providing a level of separation from the wider countryside particularly to the north and south. - It has potential to link into the Ouse Valley green infrastructure priority area and promote additional habitat connectivity In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for mixed use development of a new community in a sustainable location - Is promoted with strong environmental credentials which would need to be incorporated into a strong masterplan and design code to ensure effective delivery

- Has access to all main utilities but consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it
- Would require additional junctions onto the A1307 and A1198 for which engagement with Cambridgeshire County Council would be necessary to ensure their deliverability
- Detailed masterplanning would be essential to minimise the impact of any development on the ridge of higher land in the centre of the site on the wider surrounding landscape

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 243.00 ha. Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 121.5 ha. Further specific exclusions are: 10ha for a secondary school and up to three primary schools and 9.96ha for retention of Wood Green pets charity. The net developable area for built development is (243.0 ha x 50%) = 121.5 - 10 = 101.54 ha	121.5 ha for open space, country park, sports facilities, biodiversity and other planting and sustainable drainage. 10 ha for a secondary school and up to three primary schools 9.96 ha for Wood Green pets charity The net developable area for other built development is 101.54 ha. 6.1 ha for local centre (this includes retail/ leisure/ community/ coworking space uses) (slight uplift to reflect the split nature of the proposed villages) 9.72 ha for employment uses (slight uplift to reflect the site promoter's aspirations)	Available post 2028 subject to allocation Build out over 15 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	85.72 ha residential development area for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments: • 3% of land at very high density 145dph. 2.6ha x 145dph = 377 homes • 7% of land at high density 85dph. 6.0ha x 85dph = 510 homes • 25% of land at moderate density 50dph. 21.4ha x 50dph = 1,070 homes • 55% of land at low density 35dph. 47.2ha x 35dph = 1,652 homes • 10% of land at very low density 25dph. 8.6ha x 25dph = 215 homes 3,824 total homes	

Updates after the Initial Assessment

Following the Autumn 2024 consultation the site name was amended to be east of the A1198 rather than west of.

Huntingdon

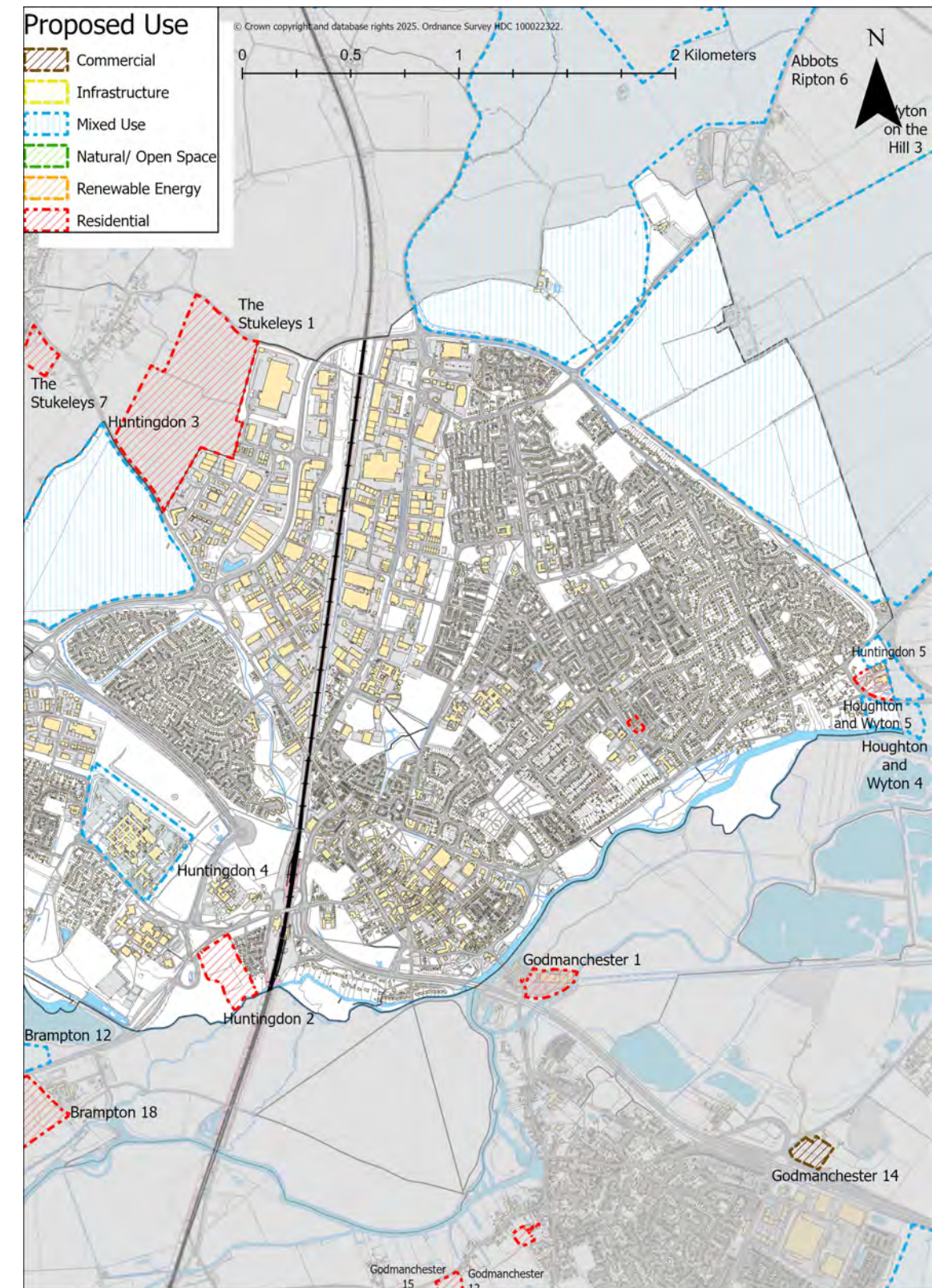
15.10 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon
- Huntingdon 2: Land West of Scholars Avenue, Huntingdon

- Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)
- Huntingdon 4: Hinchingsbrooke Hospital site, Hinchingsbrooke Park Road, Huntingdon
- Huntingdon 5: Land at the former WATA Site, Hartford

15.11 Please note the following sites partially fall within Huntingdon parish:

- 'Abbots Ripton 6: Sapley Park Garden Village' also partially falls within Huntingdon parish as well as Kings Ripton and The Stukeleys parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area so the site assessment has been included within Abbots Ripton parish of the North Central Huntingdonshire LAA document.
- 'Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)' - note that this site crosses over Huntingdon and Houghton and Wyton parishes and is predominately within Houghton and Wyton parish so the site assessment has been included within Houghton and Wyton parish of the Eastern Huntingdonshire LAA document.
- 'Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)' - note that this site crosses over Huntingdon and Houghton and Wyton parishes and is predominately within Houghton and Wyton parish so the site assessment has been included within Houghton and Wyton parish of the Eastern Huntingdonshire LAA document.
- 'Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill)' - note that this site crosses over Wyton-on-the-Hill and Huntingdon parishes and is predominately within Wyton-on-the-Hill parish so the site assessment has been included within Wyton-on-the-Hill parish of the Eastern Huntingdonshire LAA document.



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



Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon

Site reference	Huntingdon 1
Site name	Amber Centre, 36 Mayfield Road, Huntingdon

Site address	Parish(es)	Site area (ha)
Amber Centre, 36 Mayfield Road, Huntingdon	Huntingdon	0.35

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	TBC	Available 2024 - 2028 Built out rate TBC

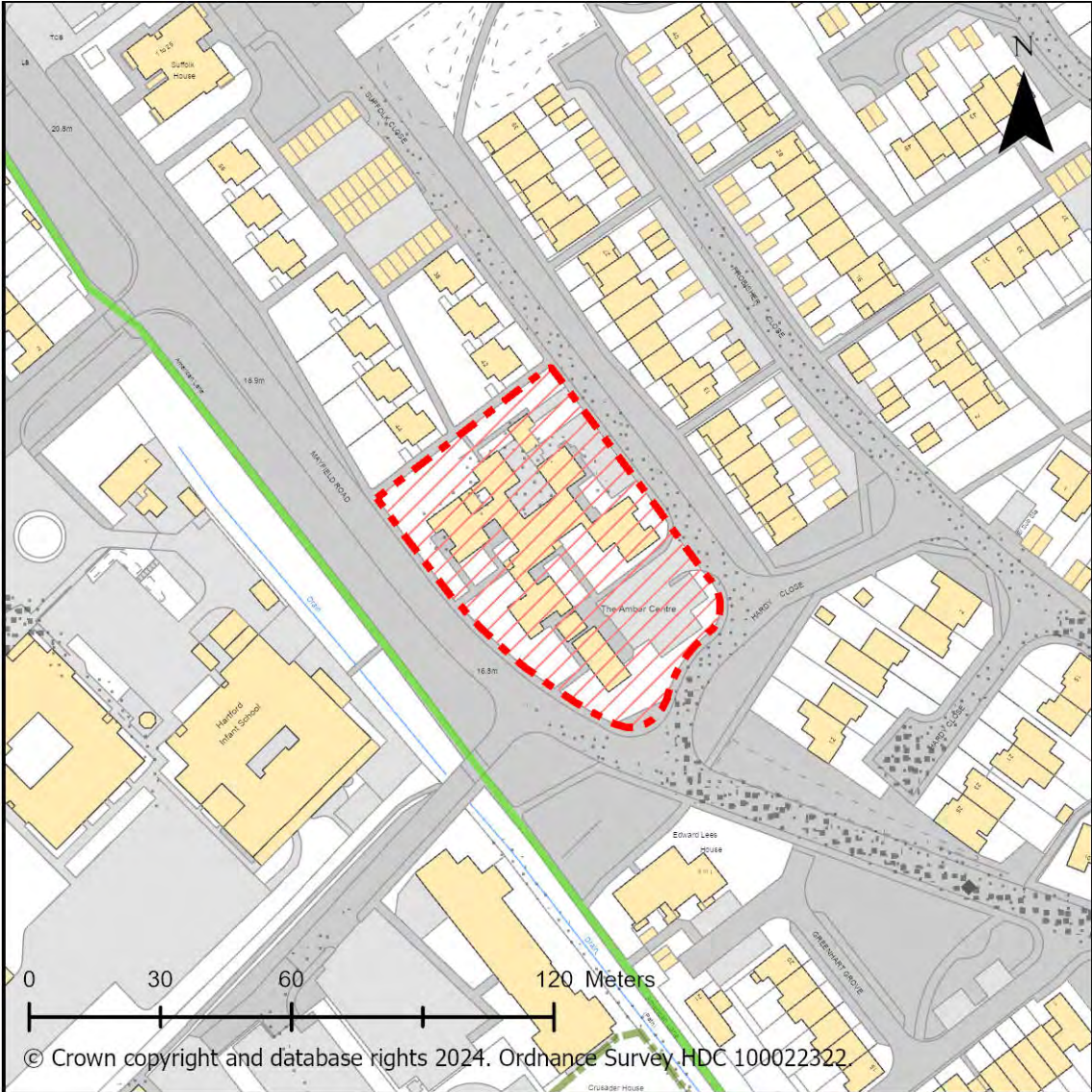
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:347
Relevant planning history	None relevant
Land type	Wholly previously developed
Current use of the site	Community uses
Supporting information	None submitted

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	+
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The site is wholly within flood zone 1, there is some surface water flood risk within the site. The site is wholly classified as urban and is previously developed consisting of an expansive single storey building used for community uses. The site is fairly level and open with very limited boundary markers. The building is set back from the pavement with a strip of greenspace encircling the building adding to the sense of openness. The site is located within a residential area with housing to the north, east and south and Hartford Junior School to the west. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations or heritage designations on site. Access is possible via Mayfield Road where there is an existing access. The site is previously developed land, so its redevelopment will contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.	
Availability The site is owned and controlled by a single organisation who supports its redevelopment. There are no known legal restrictions impacting the site. The Call for Sites submission details that the previous use for the building ceased 1 year ago and that Cambridgeshire County Council Education have considered the property but have no need for the facility meaning that an alternative use for the site is being explored. It is intended to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. The landowner suggests the land will be available between 2024 and 2028, it is unsure how long the site will take to redevelop.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There is an expansive building to clear, which will it is only single storey covers a large footprint of the site. The site has an existing access and redevelopment for residential uses would compliment surrounding uses, although there should be careful consideration on how to successfully integrate the site and enhance the character of the area. There is an known risk from surface water flooding within the site, as such sustainable drainage and appropriate landscaping will need to being incorporated into any design proposals.	+
Deliverability / developability	~

This is a redevelopment opportunity within an existing urban area. There have been several redevelopment schemes within the surrounding area over the last 20 years. It is intended to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. The site promoter states the site will be available between 2024 and 2028, therefore, 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: • Is wholly previously developed land formerly within community and educational uses but these have now ceased • Is within flood zone 1 but there is some surface water flood risk • In walking distance to town services and facilities, primary education and employment opportunities • Very good accessibility to public transport options • Accessible to natural green space • Located within the built form of Huntingdon, its redevelopment could enhance the character of the immediate area and provide a further minor regeneration opportunity within the Oxmoor Estate • Can be integrated into the existing place and community In combination the outcomes of the LAA and SA indicate that the site: • Has potential to provide built development of a scale that could be integrated into the existing place and community and enhance the character of the local area • Requires careful masterplanning and design to ensure integration and harmonisation with surrounding development • Provide development on a previously developed site that is less than 1ha in size • Should ensure that proper investigation is made to assess whether any other community or educational use could be opened on the site, if there is insufficient this may further justify an alternative use on the site
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.35ha 95% net developable area to allow for some sustainable drainage to mitigate against surface water flood risk. 0.35 ha x standard proportion of 95% = 0.33 ha	Residential - market and/or affordable homes Low density of 35 dph anticipated due to the site's location within an existing residential estate within a town. Low density of 35 dph = 0.33 ha x 35 dph = 12 homes	Available 2024 - 2028 Site promoter seeks an allocation status for the site so delivery from 2028 Built out rate 1 year

Updates after the Initial Assessment

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Huntingdon 2: Land West of Scholars Avenue, Huntingdon

Site reference	Huntingdon 2
Site name	Land West of Scholars Avenue, Huntingdon

Site address	Parish(es)	Site area (ha)
Land West of Scholars Avenue, Huntingdon	Huntingdon	4.68

Promoter's Intentions

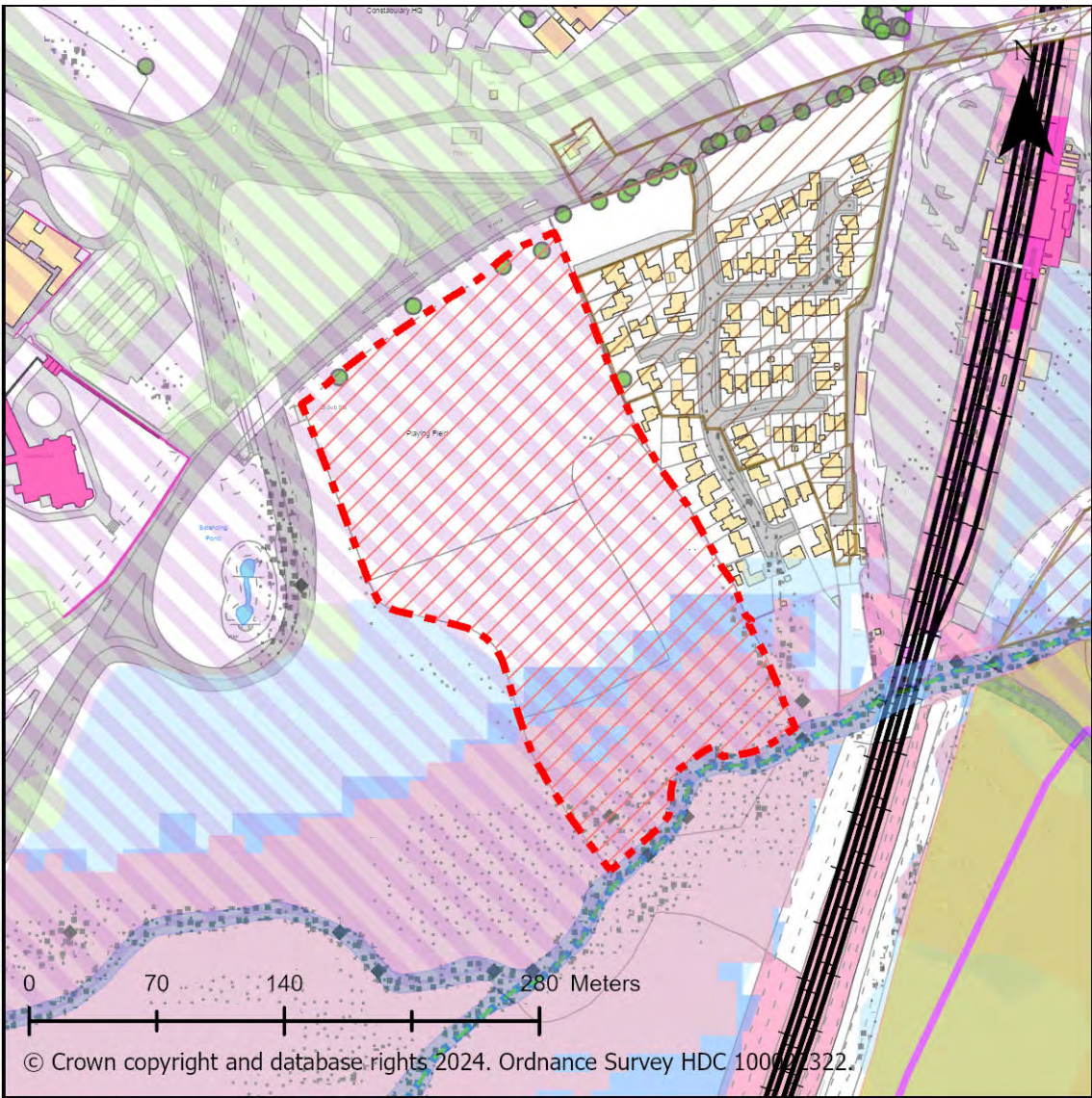
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space Uses: Natural, green or open space uses	53 homes 6.51 hectares of public open space, including a MUGA and grassed pitch	Available 2024 - 2028 Build out over 2 - 3 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:344
Relevant planning history	- None relevant - This site was assessed although with a differing boundary in the HELAA 2017 (South of Brampton Road, West of Scholars Avenue, Huntingdon, site reference 080) 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	Playing fields
Supporting information	Concept Plan (drawing number: JOXXX_010) (June 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A small portion of the southern part of the site is within flood zone 3b, but the majority of the site is within flood zone 1	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
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 mostly within flood zone 1 but the southern third of the site is at higher risk of flooding from Alconbury Brook with some of it falling within flood zone 3b. There is also increased risk from surface water flooding in the southern part of the site. The site is wholly classified as non-agricultural and is currently used as playing fields and open space. The site has a strong boundary to the north where a tree line visually separates the sites from Brampton Road, some of these trees are protected by a Tree Preservation Order. The land level also slopes downwards from the road. The site is enclosed along some of its western edge where it is closest to the A1307. Vegetation also provides a physical separation from the site to properties off Scholars Avenue to the east. The northern half	~
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of the site consists of playing fields so grass levels are kept low and the site's character is very open. The southern half of the site is much more natural in appearance and feel where there is trees and hedgerows throughout the site. The site is fairly level and open with very limited boundary markers. The site is bounded by residential development to the east, by Brampton Road to the north and by open countryside to the south and west.

There is no known contamination on site and no oil or gas pipelines running through the site. To the east immediately adjoining the site is an Air Quality Management Area. There are no nature conservation designations on site, it is however located within a conservation area. Also, to the north west is the grade I listed Hinchbrooke House. There is currently no vehicular access to the site, it is accessible on foot via a footpath off Scholars Avenue. The submitted concept plan indicates that a vehicular access may be achieved from Scholars Avenue.

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

Availability

The site is owned and controlled by a single organisation who supports its redevelopment. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and take 2 - 3 years to complete.

Achievability

The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The achievability of vehicular access is unclear at this stage. The submitted concept plan shows that it is proposed to build on where existing playing fields are and provide playing fields and also a MUGA further south. The site is at greater risk from flooding to the south so sustainable drainage will be required.

Deliverability / developability

There are no structures to clear but the site is located in a sensitive location in terms of flood risk and landscape impact due to it being located along the gateway into Huntingdon along Brampton Road. Additionally, successful integration with the adjoining residential estate and appropriate vehicular access are key considerations in any future design proposal. It is intended to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028 and work is underway on compiling relevant supporting documents including a heritage

statement and ecological appraisal. A concept plan has been prepared. As these are still to be undertaken and no planning application has yet been submitted, 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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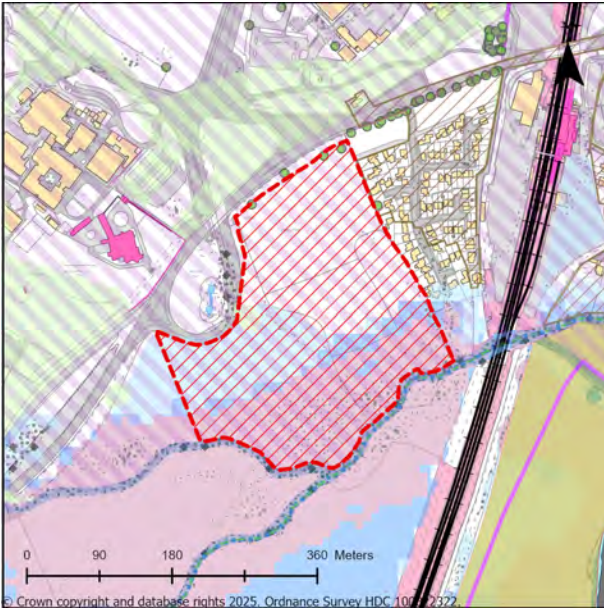
Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is greenfield land with playing fields - Is largely within flood zone 1 but the southern part of the site is at higher risk form flooding - In walking distance to town services and facilities, primary education and employment opportunities - Very good accessibility to public transport options - Accessible to natural green space - Located on the edge of the built form of Huntingdon, adjoining existing residential development - At risk form increased levels of air, light and noise pollution arising from its proximity to Brampton Road - Is likely to have a significant adverse impact on the setting of the grade I listed Hinchingsbrooke House due to the prominence of the site in longer distance views In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for built development due to likely significant impact on the setting of designated heritage assets - Would result in the relocation of playing fields to a location at higher risk from flooding - The achievability of vehicular access to the site is also a key constraint
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted additional documents and plans in support of their proposal. These plans show an extended red line area than that original submitted (8.22ha compared to 4.68ha): - Concept Plan (drawing no.: JOO71809_010_V2_CJ_MP (November 2024) - Conceptual Drainage Strategy (November 2024) - Highways Statement (November 2024)  The differences between the concept plans show that in the revised one the sports pitches and provision including a MUGA will all be placed directly south of the residential development and there appears to be a slight reduction in the sports provision. This means that no development is proposed within areas at higher risk of flooding, these areas are left as grassed areas. The Highways Statement identifies that a vehicular access is proposed from the A1307 with pedestrian and cyclist access via Scholars Avenue to the east. The proposed vehicular access from the A1307 are in differing locations when comparing the Highways Statement and the Concept Plan. There also seems to be a potential ransom strip between the site's red line boundary and the A1307 making the achievability of access further uncertain. Taking these factors into consideration, the site is still considered to be inappropriate and unachievable for development at this time.
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Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)

Site reference	Huntingdon 3
Site name	Land South of Ermine Street (adjoining Huntingdon)

Site address	Parish(es)	Site area (ha)
Land South of Ermine Street (adjoining Huntingdon)	Huntingdon	50.21

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 Open Space Uses: - Natural, green or open spaces	circa 1,000 homes circa 1,000sqm of retail floorspace Up to 205sqm community floorspace, 2FE primary school with 3FE core (for future expansion) 21ha of natural, green or open space	Available 2023 Build out over 8 - 10 years

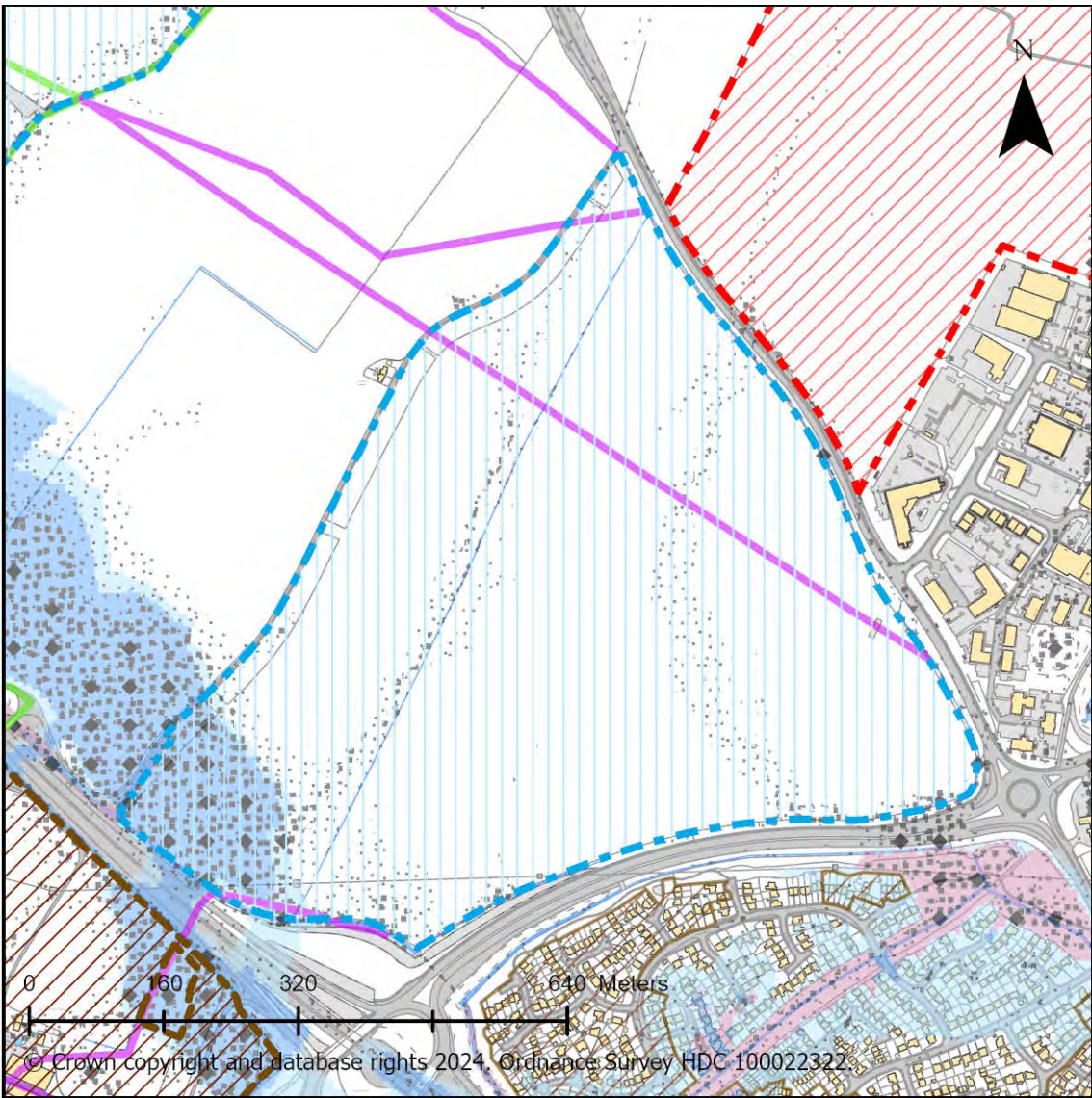
Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:236
Relevant planning history	- The site was assessed in the HELAA 2017 (South of Ermine Street), it was subsequently allocated as part of a larger land area in the Huntingdonshire Local Plan to 2036 under site allocation HU1 (Ermine Street, Huntingdon) for a mixed use development. 18/01918/OUT for a mixed use development comprising: up to 1,000 dwellings, Primary School including early years provision, Up to 205sqm community floorspace, Up to 1,000sqm retail floorspace (Class A1), Food and drink uses (Classes

	A3-A4), Open space and play areas, Landscaping, Pedestrian and cycle links, Associated drainage and engineering works and, highway connections including primary and secondary vehicle access from Ermine Street and the A141 (Outline Planning Application for phased development with all matters reserved except means of access onto the local highway network). This was approved subject to the signing of a S106 at Development Management Committee in November 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Indicative masterplan (drawing number: B.0375_06 REV: ZC) (March 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 land is situated between the A14, Spittals interchange and Ermine Business Park. Currently the land is being used for agricultural purposes. The majority of the land is in zone 1, although a portion on the western edge is in flood zones 2 and 3a. Surface water flood risk is also greater along the western edge of the site, there is also an increased risk running through the centre of the site form Ermine Street to the A141. The site is almost all classified as grade 3 agricultural land apart from its northern most corner closest to Ermine Street which is classified as grade 2. Land levels within the site undulate, with the highest point being the northern most corner of the site along Ermine Street at around 28m. The lowest is along the site's western edge near to the Spittals Interchange. As such	+
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the site slopes from the north down. The topology of the land makes it highly visible in the local landscape and can be seen from several long distance viewpoints. Physically, the site is bordered by the A141 to the southeast, the A1307 to the southwest and Ermine Street to the northeast, with another footpath running along the northern side of Ermine Street. The site slopes from the northeast to the southwest, with the low point sitting close to the A1307. There is established vegetation along its boundaries, with the exception of the northeast boundary with Ermine Street, which is more sparsely vegetated and open to views across the entirety of the site. There are several public rights of way that run through the site, one runs within the site from the eastern corner to the north west, with a further footpath running east-west across the northern corner and another running east-west along the southern corner, crossing the former A14. To the east is the Ermine Business Park, to the south is the A141 and Stukeley Meadows, to the west is the A1307 and to the north is open countryside which separates the site from Great Stukeley.

There is no known contamination on site and no oil or gas pipelines running through the site. To the south is an Air Quality Management Area. There are no nature conservation or heritage designations on site. The indicative masterplan submitted alongside the call for site submission shows that access is proposed off from Ermine Street to the east and off from the A141 to the south.

The site is greenfield, so its development will not contribute to reuse of previously developed land 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 owner who supports its development and the site has been optioned with an outline planning application submitted on behalf of two developers. The site has been actively promoted through previous local plans. There are no known legal restrictions impacting the site. An outline application (18/01918/OUT) is pending consideration with the Council and was approved subject to the signing of a S106 legal agreement. It is intended to deliver the site via a housebuilder. The site promoter states that the site is available now and that following reserved matters applications, the site could be delivered over 8 to 10 years.	+
Achievability The site promoter has identified that all access and services are accessible from the site boundary. The indicative masterplan submitted shows that the areas at increased risk of flooding will be where open space and recreational facilities will be located. Additionally, it shows that existing public rights of way will either be retained or diverted. Also, the indicative masterplan shows that access is proposed off from Ermine Street to the east and off from the A141 to the south. These proposed accesses have been subject to a road safety audit with the County Council who has considered the design in principle and consider	+

that the arrangements are suitably safe subject to further detailed design work. Development at this scale will generate a significant level of additional traffic which has been assessed as part of the outline application. A Transport Assessment has been undertaken and indicates that sufficient capacity can be created within the network through intervention to support the development. Furthermore, the Combined Authority are working on a realigned A141 which will cut through part of the site. Technical specialists responsible for the delivery of the realigned A141 have provided plans of a corridor and while further detailed work on the road scheme will be required, the outline application has safeguarded land for a realigned A141 while also being able to accommodate the proposed development. While detailed matters will largely be addressed in subsequent reserved matters applications, constraints have been assessed and technical studies undertaken or conditioned as appropriate, therefore the development is achievable.	
Deliverability / developability	
There are no structures on site to clear. The site is already an allocation in the Huntingdonshire Local Plan to 2036 and it has subsequently been granted outline permission for a mixed use development consisting of 1,000 homes subject to the signing of a S106 legal agreement. As this has yet to be signed and permissioned formally granted and considering the scale of development it is likely that several reserved matters will come forward for the site over several years. Considering this, the site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is greenfield land • Is largely within flood zone 1 but the western edge is at some higher risk from flooding • Limited accessibility to services and facilities but is of a scale that can provide its own services and facilities as well as primary education • Good accessibility to public transport options • Very good accessibility to employment opportunities • Accessible to natural green space but is of a scale that could provide a substantial amount of greenspace within the site • Located on the north-western edge of the built form of Huntingdon separated by the A141, this may give rise to increased levels of air, light and noise pollution
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- Is of a scale to be comprehensively masterplanned to provide a sustainable mix of uses, housing types, sizes and tenures alongside landscaping to mitigate its landscape impact
- Public rights of way will either need to be diverted or integrated within the development

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

- Is appropriate for built development that can be comprehensively masterplanned that supports sustainable placemaking principles
- The outline planning application has been able to safeguard land for a realigned A141 while also being able to accommodate the proposed development

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area of 50.21ha 52.2% net developable area allowed following the exclusion of land as proposed in the submitted masterplan for: • 3ha for primary school • 21ha for green infrastructure, sustainable drainage and accommodation of flood zones • Safeguarded land for the A141 realigned route 50.21ha x 52.2% = 25.21 ha	The net developable area is 25.21ha. 1ha is deducted for a local centre (this includes retail and leisure uses), this leaves 24.21ha. 2.5ha is deducted for additional commercial and employment uses representing 10% of the outstanding site area. 22.71ha residential development area for a variety of market and affordable homes. Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 0.68ha x 145dph = 99 homes • 7% of land at high density 85dph. 1.6ha x 85dph = 135 homes	Available now Build out over 8 - 10 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	25% of land at moderate density 50dph. 5.7ha x 50dph = 284 homes 55% of land at low density 35dph. 12.5ha x 35dph = 437 homes 10% of land at very low density 25dph. 2.3ha x 10dph = 57 homes 1,012 total homes	

Updates after the Initial Assessment

Site now has outline permission (18/01918/OUT) and Reserved Matters are pending consideration. Therefore the site has not been taken forward as an allocation as development is approved.

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

Site reference	Huntingdon 4
Site name	Hinchinglebrook Hospital site, Hinchinglebrook Park Road, Huntingdon

Site address	Parish(es)	Site area (ha)
Hinchinglebrook Hospital site, Hinchinglebrook Park Road, Huntingdon	Huntingdon	16.2

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Specialist housing - Nursing and care homes	650,000 sqm	Available 2029 - 2034 Build out over 3 to 5 years

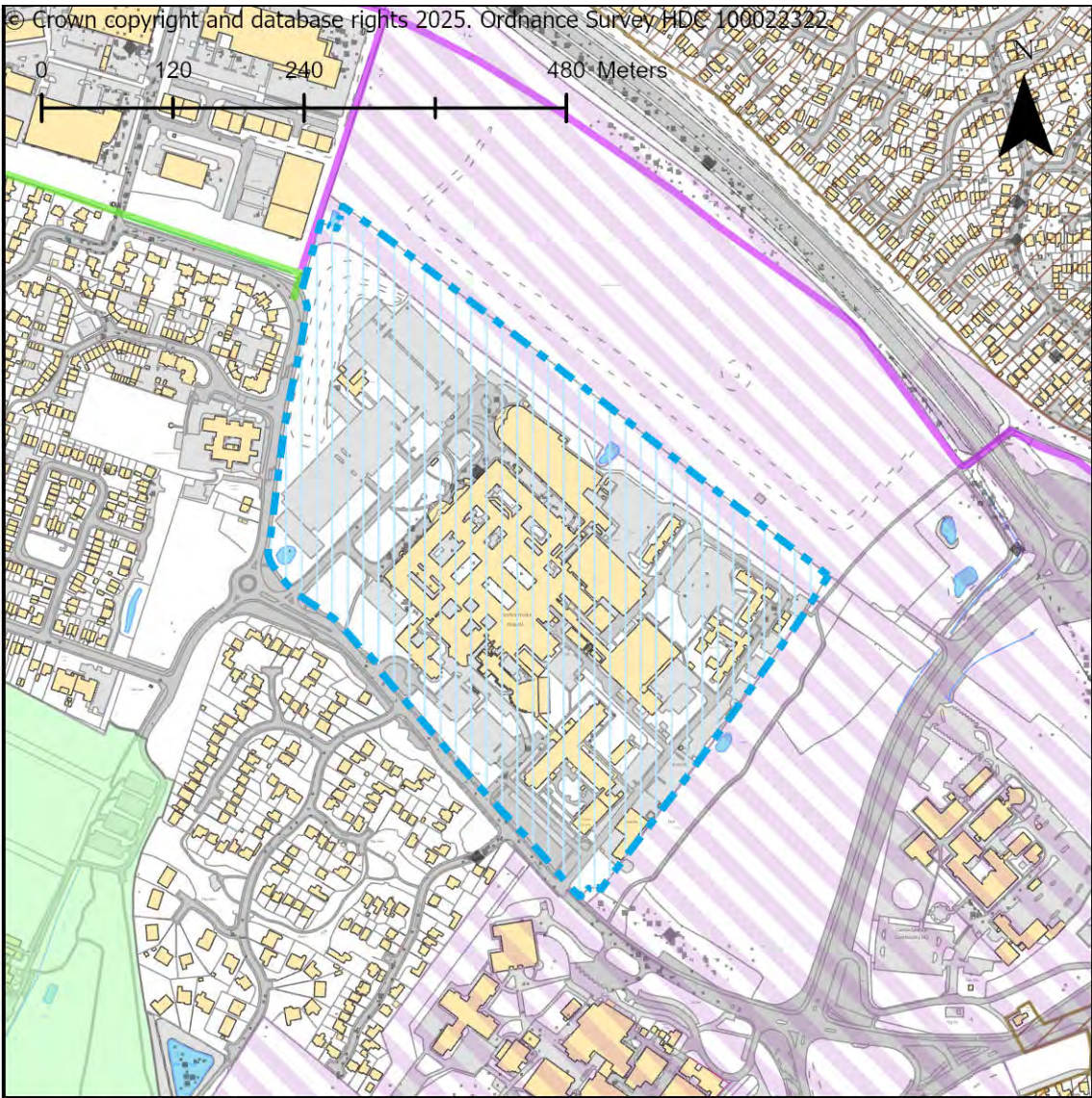
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Infrastructure: Health uses		

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24288
Relevant planning history	Various planning permissions on the site to support the use of the site as a hospital
Land type	Previously developed land
Current use of the site	Hospital and associated medical facilities and infrastructure
Supporting information	Proposed site plan (drawing number: 3322-D3000-rev00) (November 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
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 previously developed land currently used as a hospital with associated parking and other medical buildings and accommodation. It is wholly located within flood zone 1 with some recorded risk from surface water flooding. It is classified as being non-agricultural land. The site gently inclines towards its northern edge. There is established trees and vegetation on its northern and eastern edges which largely obscure the site from view when viewing the site from Parkway and Views Common, however it is much more open on its southern and western edges along Hinchingsbrooke Park Road. To the south, west	+
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and north are residential areas, to the south is Hinchingsbrooke School Secondary and Sixth Form. To the south east are open fields and the Views Common link road and Police Headquarters. To the east are agricultural fields. There is no known contamination or pollution on the site, however this will require further investigation considering the current use of the site and whether any remediation works may be required before its redevelopment. There are no nature conservation designations on site, however there are a handful of trees protected by a Tree Preservation Order (TPO) and also clusters of trees protected by a TPO designation. These are focused on the site's north western and eastern edges. The eastern edge of the site which is protected by an area TPO is also within a conservation area. The conservation area wraps around the site and also borders the southern edge of the site. The site is also nearby to the grade I listed Hinchingsbrooke House and walls also listed at grade I, part of the wall listed at grade II* and a further five grade II associated listed buildings to the south. It is noted that the historic character of the area has significantly evolved overtime and the site is previously developed. There is existing access into the site from Hinchingsbrooke Park Road. The site is previously developed so it would contribute to the reuse of previously developed land and provide regeneration by providing a new hospital and associated health uses. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	
Availability The whole site is in the ownership of North West Anglia NHS Foundation Trust, however parts of the site retain PFI obligations and leases to other parties such as the Ambulance Trust. The site's redevelopment is supported by all landowners. There are no known legal restrictions impacting the site. It is not yet known how the site will be delivered. It will be available between 2029 and 2034, with the new hospital being completed in 2030 with the demolition of the existing hospital then taking place to enable further potential redevelopment. Redevelopment could take between 3 and 5 years to complete.	+
Achievability The site promoter has identified that all access and services are available within the site. The are constraints on site, however the presence of the hospital n site and the existing use of the site demonstrates these can be overcome with masterplanning. Engagement with infrastructure providers will also be required to ensure that there the new hospital and any additional medical facilities and development on the site can be accommodated and what infrastructure improvements may be needed.	+
Deliverability / developability	~

This is a complex previously developed site to redevelop and will also be dependent on funding and further scoping on the scale and nature of potential development and health uses on site. It will be available between 2029 and 2034, with the new hospital being completed in 2030 with the demolition of the existing hospital then taking place to enable further potential redevelopment. 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 whole of the site is within flood zone 1 • The site is previously developed land • The site could be integrated into the surrounding area and compliment existing uses • Is in a highly sustainable location with very good accessibility to Huntingdon town centre, shops, leisure and cultural facilities, employment opportunities and public transport • Has the potential to provide further jobs • Is partially within a conservation area and nearby to several listed buildings whose setting may be impacted by the site's redevelopment, this impact is however considered to be less significant considering the site is already developed. • Is nearby to nature conservations and located within the Great Ouse Green Infrastructure Priority Area In combination the outcomes of the LAA and SA indicate that the site: • Is appropriate for redevelopment, as it will modernise an existing hospital and provide enhanced facilities and infrastructure as well as supporting accommodation in an accessible location. • The future mix of uses and capacity will require detailed masterplanning and engagement with infrastructure providers and the NHS as will as depending on the funding that is available. • Consideration must be had to heritage assets and impact on the wider landscape.
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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 net developable area will be dependent on discussions with infrastructure providers and the NHS.	Residential:	Post 2028 subject to funding Build out over 3 to 5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	• Market and/or affordable housing • Specialist housing • Nursing and care homes Infrastructure: • Health uses Potential floorspace TBC.	

Updates after the Initial Assessment

During the Spring 2025 consultation on additional sites, Historic England commented that further consideration of heritage assets of Hinchingsbrooke House and its associated structures and parkland should also be included. The assessment has been updated to reflect this.

Huntingdon 5: Land at the former WATA Site, Hartford

Site reference	Huntingdon 5
Site name	Land at the former WATA Site, Hartford

Site address	Parish(es)	Site area (ha)
Land at the former WATA Site, Hartford	Huntingdon	1.97

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Circa 46 homes including 18 affordable homes	Available 2024 - 2028 Build out over 2 to 3 years

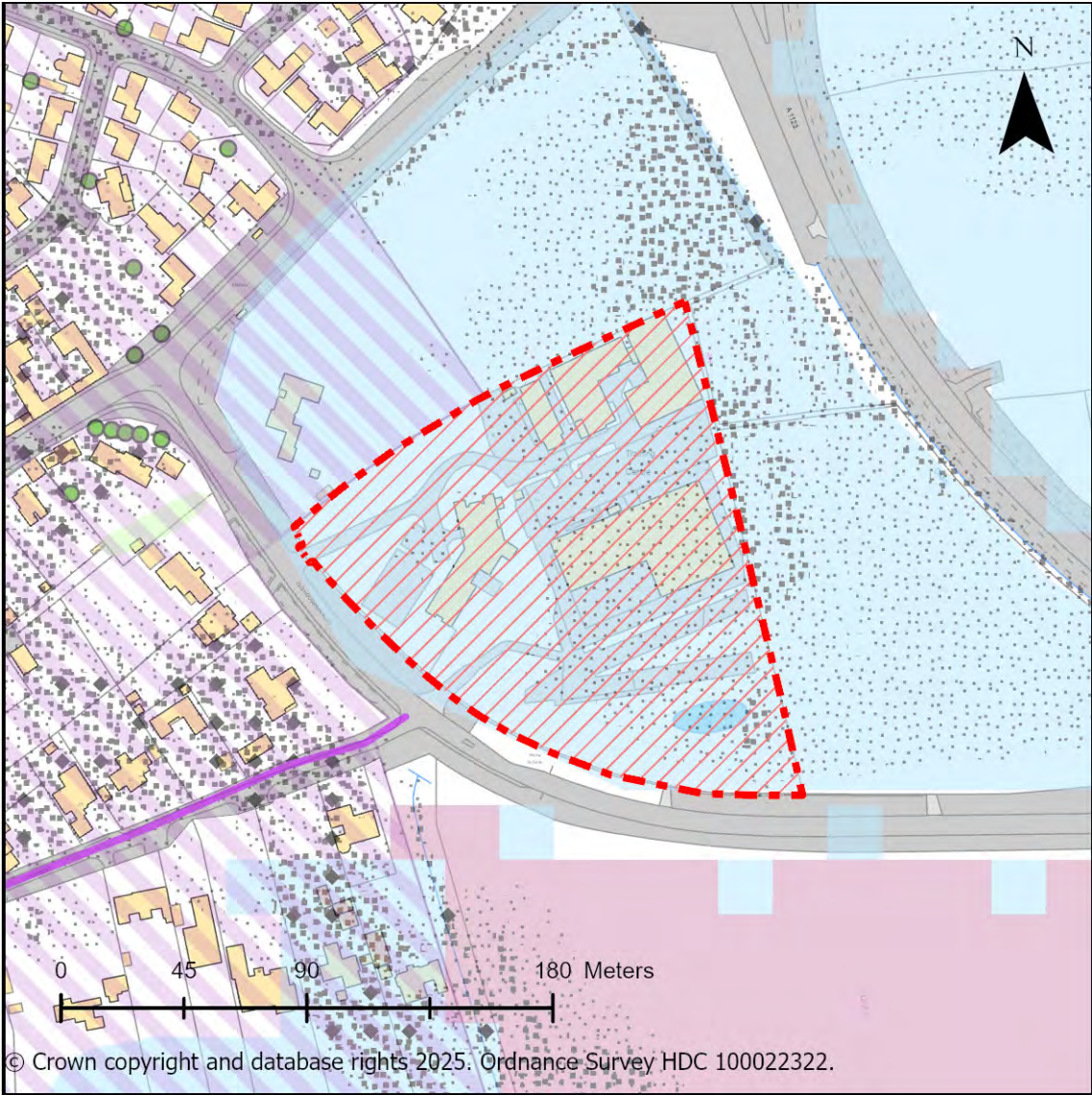
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24316
Relevant planning history	- Various historic applications relating to the site's use as a training centre. 23/00766/FUL for the change of use of part of the premises from Class F1 (Educational Use) to Class E g) (iii) (Light Industrial) and associated improvements to hardstanding area and widening of the internal access road. This was permitted in February 2024.
Land type	Wholly previously developed land
Current use of the site	Commercial site now vacant
Supporting information	Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None but the whole of the site is within flood zone 2	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
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 located within flood zone 2 with surface water flood risk across half of the site. The site promoter has put the site forward for residential development which is classed as being more vulnerable in the NPPF. It is classified as being urban land. The site is broadly level with hedgrows and trees running along all of its boundaries enclosing the site from the wider landscape. To the west of the site are residential properties, the south is the River Great Ouse, to the north is parcel of land beyond which is Hartford village, to the east is further agricultural land bounded by Huntingdon Road (A1123). The site is previously developed with several large buildings with associated car parking previously used by the West Anglian Training Association. There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but it is located within the Great Ouse Valley Green Infrastructure Priority Area. There are no heritage designations on site but it does adjoin a conservation area along its northern edge and adjacent to the conservation area to the west. Its redevelopment could impact the setting of the conservation area, however considering the existing vegetation on site which largely obscures it from view and the largescale buildings that are already on site, the impact on heritage assets are minimised. There is an existing access to the site from Old Houghton Road. There are existing buildings and structures on site meaning it its redevelopment will contribute to the reuse of previously used land and provide some 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 not within 400m from a water recycling site. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is initially considered unsuitable for development. It would only be considered suitable for development subject to passing sequential test for flooding. There may be regeneration benefits in redeveloping this site. A flood risk assessment would be needed to establish the extent of risk and offer possible ways to address the risk.	~
Availability The site is in single ownership with development supported by the landowner. There are no known legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. The site promoter states that the site will be available between 2024 and 2028 and could take to 2 to 3 years to complete.	+
Achievability	~

The site promoter has identified that all access and services are accessible from the site boundary. There are several large buildings to clear and hardstanding to enable the residential led redevelopment of the site, there are already established trees and vegetation that provide a soft development edge which should be retained. There is an existing access into the site. Land remediation may also need to be undertaken. The site is heavily constrained by fluvial and surface water flood risk, it would only be considered suitable for development subject to passing sequential test for flooding. A flood risk assessment would be needed to establish the extent of risk and offer possible ways to address the risk.

Deliverability / developability

There are several large structures on site to clear. While this is a previously developed site. the key constraint to overcome on this site is the fluvial and surface water flood risk on the site and how residential development can be made safe particularly as this is a more vulnerable use. It does not appear that an allocation status is sought but the site will be available between 2024 and 2028. The site is considered to be developable if the constraints can be mitigated and allowing for sufficient time to clear the existing buildings for redevelopment.

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 whole of the site is within flood zone 2
- The site is previously developed land in commercial use
- The site could be integrated into the surrounding area and compliment existing uses
- Reuse a now vacant site
- Is in a highly sustainable location with very good accessibility to Huntingdon town centre, shops, leisure and cultural facilities, employment opportunities and public transport
- Is adjacent to a conservation area
- Not constrained by nature conservations but located within the Great Ouse Green Infrastructure Priority Area

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

- Is potentially appropriate for redevelopment as long as it passed the sequential test for flood risk and it can be demonstrated it can be made safe for residential uses. This will require engagement with the Environment Agency.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The net developable area will need to be determined in collaboration with the relevant flood risk authorities and will also be dependent on it passing the sequential test for flooding.	Residential - market and/or affordable housing Capacity TBC.	Post 2028 Build out over 2 - 3 years

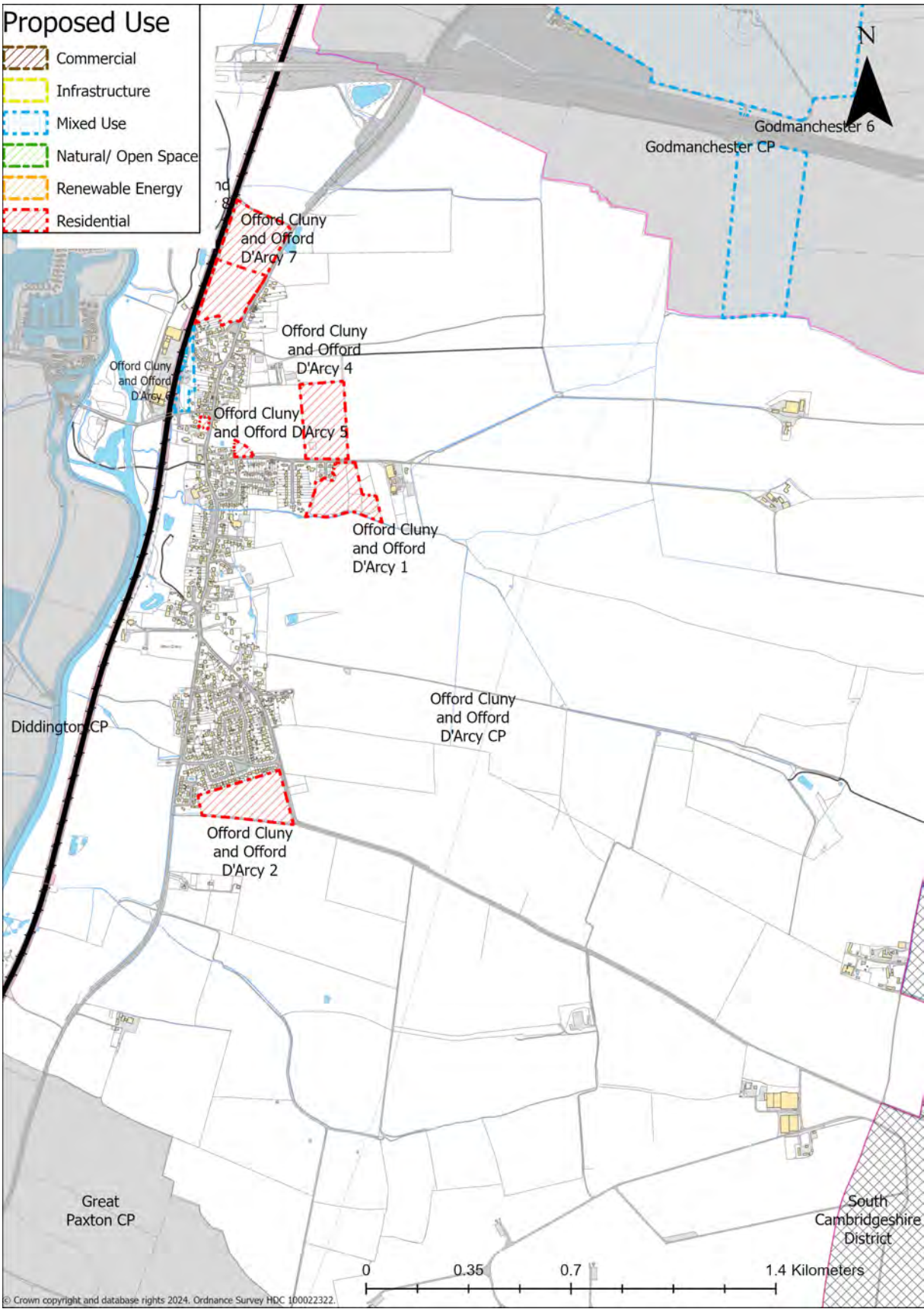
Updates after the Initial Assessment

In response to the consultation on additional sites, the site promoter submitted a Flood Risk Assessment (May 2025) in support of their proposals. It states that a full Flood Risk Assessment and Sustainable Drainage Strategy including the full technical detail that would be assessed by the Environment Agency and Lead Local Flood Authority will accompany any subsequent planning application.

Offord Cluny and Offord D'Arcy

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

- Offord Cluny and Offord D'Arcy 1: Land South of New Road, Offord Cluny
- Offord Cluny and Offord D'Arcy 2: Land to the West of Graveley Road, Offord D'Arcy
- Offord Cluny and Offord D'Arcy 3: Land adjacent to Manor Court, Offord Cluny
- Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny
- Offord Cluny and Offord D'Arcy 5: Land Opposite Manor House, High Street, Offord Cluny
- Offord Cluny and Offord D'Arcy 6: Land North of Station Lane, Offord Cluny
- Offord Cluny and Offord D'Arcy 7: Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny
- Offord Cluny and Offord D'Arcy 8: Land West of High Street and North of Dunstall Close (larger site), Offord Cluny



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



Offord Cluny and Offord D'Arcy 1: Land South of New Road, Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 1
Site name	Land South of New Road, Offord Cluny

Site address	Parish(es)	Site area (ha)
Land South of New Road, Offord Cluny	Offord Cluny and Offord D'Arcy	2.94ha

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 Space: Natural, green and open space Flooding safeguarding	Up to 35 dwellings, including affordable homes and possible provision of custom and self building housing depending on market requirements. 2.3 ha of proposed open space, which includes biodiversity net gain opportunities and land to safeguard against surface water flooding	Available 2024 - 2028 Build out 1-2 years

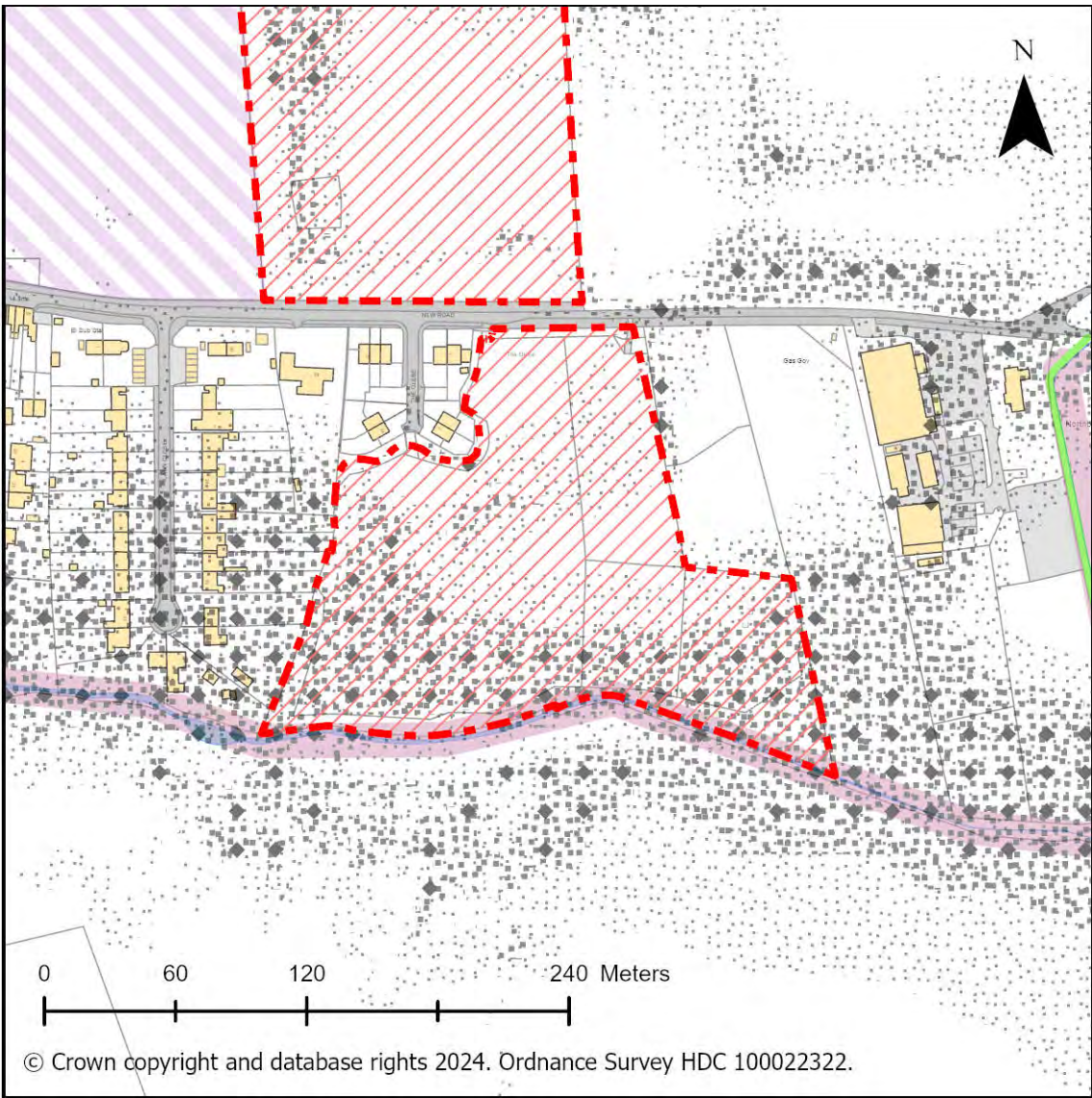
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS: 74
Relevant planning history	No relevant planning applications. HELAA (December 2017): South of New Road, Offord Cluny (225)
Land type	Wholly greenfield land
Current use of the site	Equestrian paddock land

Supporting information	Access Appraisal Concept Plan Drainage Strategy Technical Note Ecological Impact Assessment Facilities Plan Site Location Plan Site Promotion Document
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	0.15ha 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 is in flood zone 1 with associated with drainage on the southern boundary, risk of flooding from surface water is present across the site. The site is wholly grade 2 agricultural land. The land is flat in keeping with the surrounding area, with mature tree and hedgerow bounding the northern edge and continuing more sparsely to the south and east. To the north is open countryside. The site is bounded to the west by a small residential site (the Glebe) and equestrian related units to the east. The landscape impact of development on the site would be limited due to the existing trees and hedges on the boundaries which would need to be predominantly retained.	~
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A narrow single track road provides access to the site. The site is removed from the main residential development of the settlement and more related to the countryside. 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 sand and gravel mineral safeguarding area and is not within a water recycling area.	
Availability The site owned by a single individual / company and development supported by the landowners. The land is optioned. There are no known legal restrictions. The land is anticipated to be available from 2024 - 2028, the site would be delivered by house builder with an anticipated build out rate of 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. Site access is via a narrow single track which is currently not conducive to residential development and would require remediation. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints. The evidence submitted on behalf of the landowner suggest safe access can be provided to the site with low traffic generation expected. 85.68% Biodiversity net gain is proposed including the retention addition of hedgerow and bird and bat boxes. Residential development is proposed to the north of the site with the southern half retained and greenfield with a circular walk. A drainage strategy has also been submitted.	~
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. 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 fluvial flood risk on 5% of the site, the greatest restriction is surface water flood risk which affects the southern half of the site.
- The site is grade 2 agricultural land, is wholly greenfield and in use as an equestrian paddock.
- Landscape impact would be minimal if trees and hedgerow are retained and no heritage designations are affected
- The site is close to local services and facilities and small scale employment opportunities.
- Its relationship with the countryside and the nearby conservation area could pose challenges to the comprehensive integration of the site with the village and nearby residential development.

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 provide safe and suitable means of access by motorised vehicle and active travel.
- Would need to address any impact on the conservation area, countryside and trees and hedgerows
- Would need to address fluvial and surface water flood risk which could potentially limit development.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.94ha 50% net developable area to mitigate against surface water flood risk in the south of the site. 2.947ha x 50% = 1.47ha	The net developable area is 1.47ha Residential - market and/or affordable homes and custom and self-build housing. Very low density of 25 dph anticipated due to the edge of settlement location and location within smaller sustainable settlement.	Available post 2028 Build out 1-2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 1.47ha x 25 dph = 37 homes	

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter stated the site is wholly within flood zone 1. The EA flood maps show that this is the case but there is surface water flood risk.

Offord Cluny and Offord D'Arcy 2: Land to the West of Graveley Road, Offord D'Arcy

Site reference	Offord Cluny and Offord D'Arcy 2	
Site name	Land to the west of Graveley Road, Offord D'Arcy	
Site address	Parish(es)	Site area (ha)
Land to the west of Graveley Road, Offord D'Arcy	Offord Cluny and Offord D'Arcy	Approximately 4.05ha

Promoter's Intentions

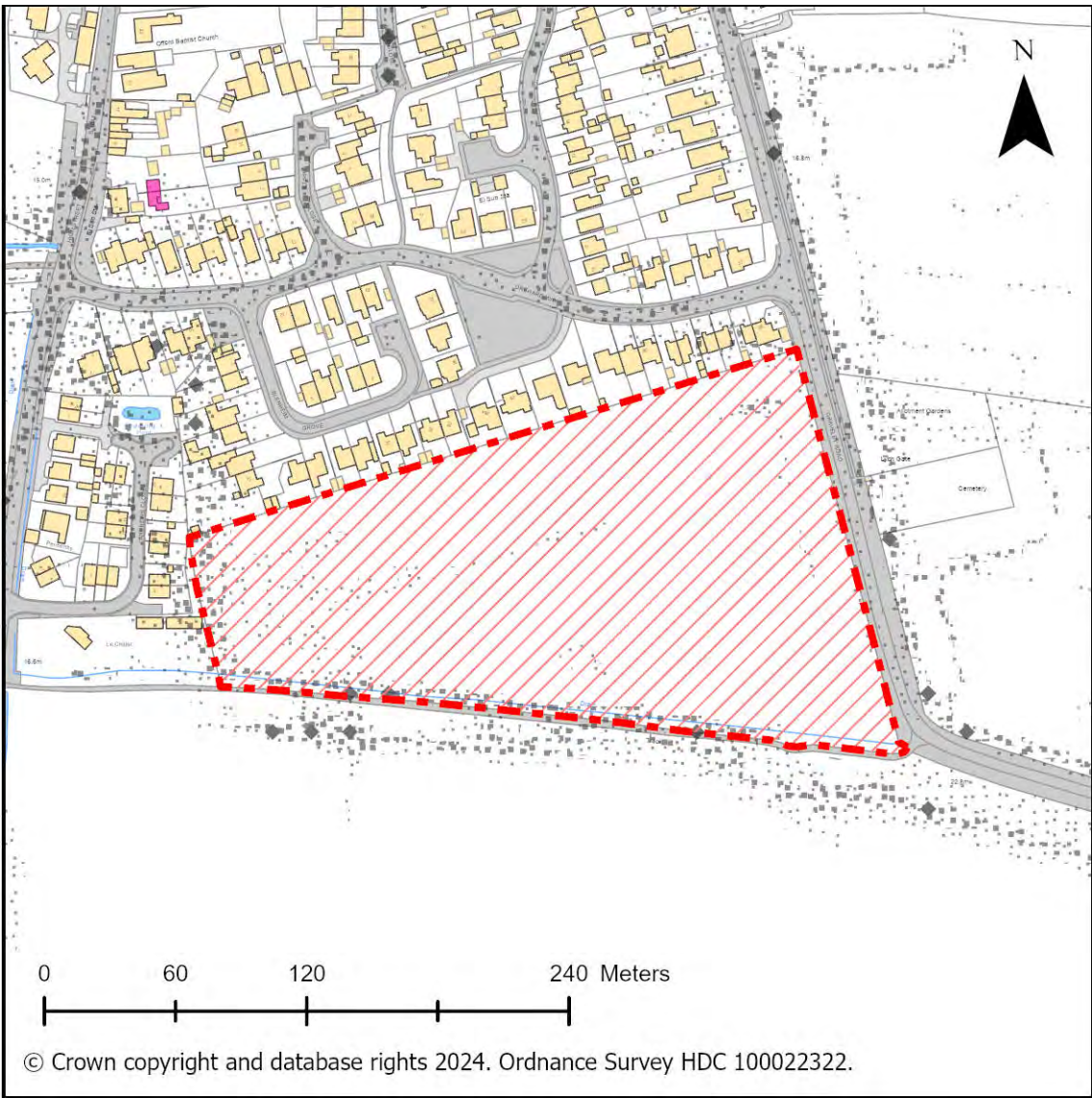
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Spaces: Natural, green or open spaces for a variety of uses Land to safeguard against flooding	The site can accommodate up to 80 new homes Natural, green or open spaces circa 1.34ha Land to safeguard against flooding circa 0.13ha	Available 2023 Build out over 5 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:174
Relevant planning history	HELAA (December 2017): West of Graveley Road, South of Orchard Way, Offord D'Arcy (006)
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	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 in Flood zone 1. Surface water flood risk is present along the east, west and southern boundary. Approximately half of the site to the west is grade 3 agricultural land with the remaining land grade 2. The land slopes upwards northwest to south east, the site is enclosed on three sides by mature hedgerow and trees, with the northern boundary defined by residential back gardens with a mixture of fencing and vegetation meaning that landscape impact would be limited, existing trees and hedges on the boundaries would need to be predominantly retained. Access to the site is proposed off Graveley Road.	+
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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 sand and gravel mineral safeguarding area and is not within a water recycling area.	
Availability The site is in single ownership. A promotion agreement has been agreed with land agents and development is supported by the landowner. There are no known legal restrictions. The land is anticipated to be available from 2023, planning permission would be acquired before the land is sold to a third party for development with build out taking approximately 5 years,	+
Achievability The site proposal notes that gas supply is located in the housing estate to the north investigation as to the capacity and upgrade works required will need to be carried out. Mains Water Supply shows a 4 inch water main (reducing to a 3 inch) running along the track on the south edge of the site, upgrading the main on the south of the site may be required. Electricity supply are noted as being accessible from site boundary and digital and telecommunications infrastructure from the housing estate to the north. Information indicates a High Pressure main running within 50m of the southeast corner of the site, requiring careful consideration to the method of construction. Site access is proposed from Graveley Road which would require a transport assessment due to a sweeping bend south of the site which could cause safety concerns for those accessing or exiting the site. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. The site promoter has provided a vision document with an indicative masterplan showing access and layout, and noted that a transport report has been undertaken. Equipped/natural play areas are proposed alongside open spaces.	~
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. 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 and surface water flood risk is minimal. • The site is grade 2 and 3 agricultural land and is wholly greenfield. • Landscape impact would be minimal if trees and hedgerow are retained and no heritage designations are affected • The site is close to some local services and facilities and small scale employment opportunities. • The design, layout of the site and elevations would require consideration of chalet bungalows to the north to avoid overbearing. 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 provide safe and suitable means of access by motorised vehicle and active travel. • Would need to address any impact on residential development to the north and retain trees and hedgerows • The site would require assessment to ensure construction methods do not impact the high pressure main within he southeast corner of the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 4.05ha 80% net developable area to allow for retention of trees and hedgerow and open spaces. 4.05ha x 80% = 3.24ha	The net developable area is 3.24ha Residential - Market and/or affordable homes Very low density of 25 dph to reflect the edge of settlement location, surrounding housing densities and location within a smaller sustainable settlement.	Available post 2028 Build out 5-6 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 3.24ha x 25 dph = 81 homes	

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter submitted an Access Appraisal (November 2024) in support of their proposal and has informed a masterplan for the site.

Offord Cluny and Offord D'Arcy 3: Land adjacent to Manor Court, Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 3
Site name	Land adjacent to Manor Court, Offord Cluny

Site address	Parish(es)	Site area (ha)
Land adjacent to Manor Court, New Road, Offord Cluny	Offord Cluny and Offord D'Arcy	0.24ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	5 custom and self-build plots	Available 2024-2028 Build out 1 year

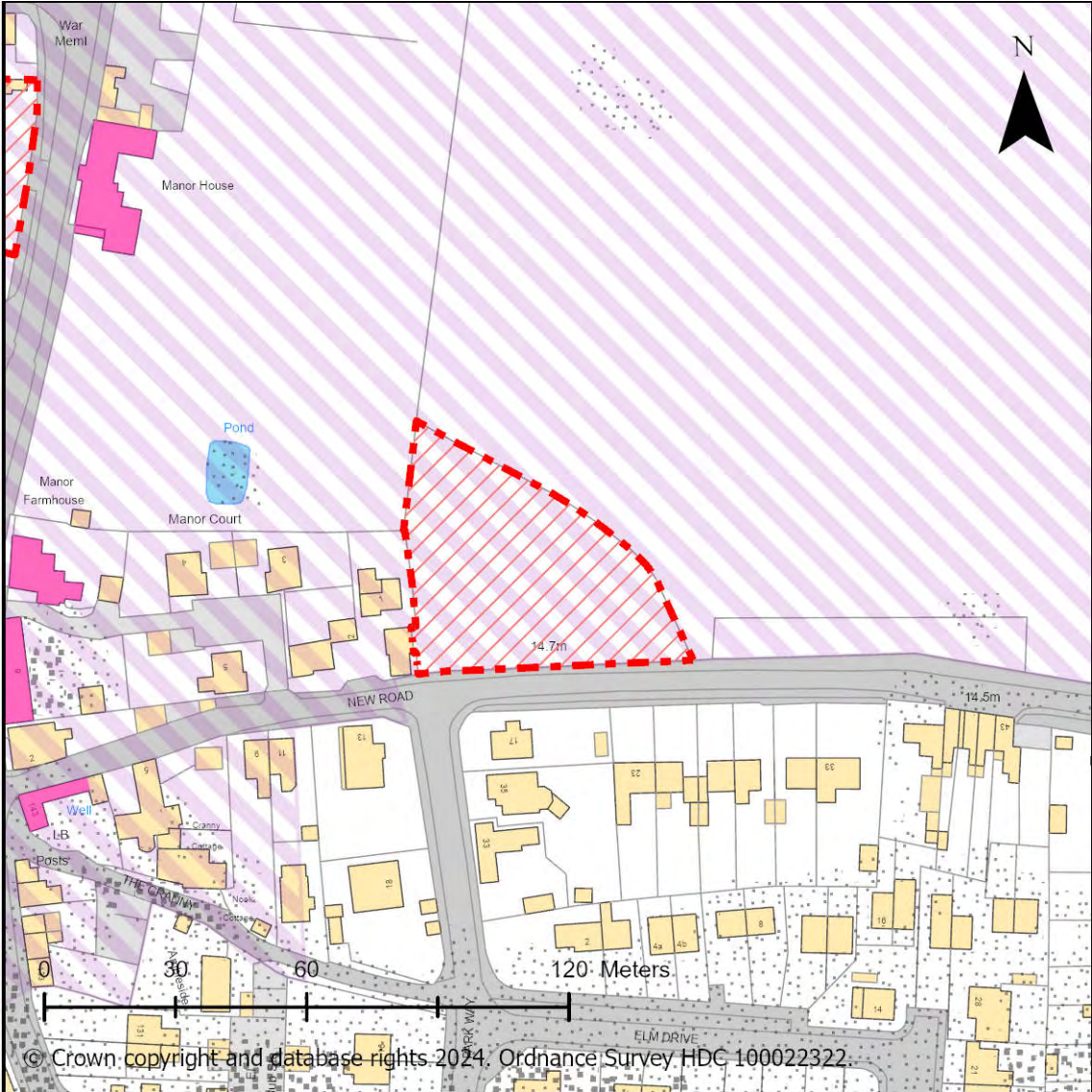
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 199
Relevant planning history	None
Land type	Garden Land
Current use of the site	Garden 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 or surface water flood risk. The site is garden land and grade 3 agricultural land. The site is flat and covered with established trees, which also bound the southern boundary. The site falls within a conservation area and forms part of the garden land of Manor House, (High Street) a Grade II listed building. Removal of established trees and establishment of residential properties would fundamentally impact the character and setting of the listed building and the conservation area, whilst also significantly reducing the biodiversity and ecological value of the site. Site access would be required from New Road. 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 nature conservation assets are located within the site, there are no tree preservation orders affecting it, but the site being within a conservation area means that the trees within the site are afforded a level of protection of which their removal would fundamentally impact the conservation area and street scene.. The site is wholly garden land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.	
Availability The site is in single family/ individual control, development supported by all landowners. There are no known legal restrictions. The site promoter states that land is anticipated to be available from 2024-208, delivered by land owner and build out 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. Site access would be required from New Road. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints. The felling of established trees would be required to develop the site, which would impact biodiversity. The site promoter seeks 5 custom and self build plots but has not provided indication on the scale or nature of these.	-
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. There are substantial constraints with no apparent prospect of them being overcome including impact on	-

biodiversity and the character and setting of a listed building and conservation area. The proposed development is contrary to current adopted policy so allocation status would be necessary to support it. The site is categorised as not developable.	
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No, due to the fundamental impact on the character and setting of the listed building and the conservation area, whilst also significantly reducing the biodiversity and ecological value of the site.
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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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Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 4	
Site name	Field opposite The Glebe, New Road, Offord Cluny	
Site address	Parish(es)	Site area (ha)
Field opposite The Glebe, New Road, Offord Cluny	Offord Cluny and Offord D'Arcy	3.85ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	50 homes	Available 2024-2028
Market and/or affordable housing	40 plots	Build out over 2 years
Custom and self-build		

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:135
Relevant planning history	Application number: 16/00962/OUT Proposed development: Erection of single dwelling, garage and associated access Outcome: Refused and dismissed at appeal HELAA (December 2017): Opposite The Glebe, New Road, Offord Cluny (082). Comprises part of the submitted site.
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 not constrained by fluvial flood risk, surface water flood risk is present across the site. The site is wholly greenfield grade 2 agricultural land. The site is flat and well screened from New Road by established trees and hedgerow which continues along the eastern and western boundaries. The western boundary of the site is immediately adjacent to the conservation area and the setting of Manor House - a Grade II listed building. The site is removed from the main residential development of the settlement and more related to the countryside. Impact on the setting of the listed building and removal of established trees may significantly impact the character, setting and biodiversity and ecological value of the site. Site access would be required from New Road.	~
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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 nature conservation assets are located within the site, 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 sand and gravel mineral safeguarding area and is not within a water recycling area.	
Availability Single family control and development is supported by all landowners. There are no known legal restrictions. The site promoter states that land is anticipated to be available from 2024-2028, planning permission would be acquired before selling the land to a third party for development, build out is estimated to take 2 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints. Site access would be required from New Road. The landowner notes that they own the frontage for the whole of New Road which offers the possible potential widening of the road if planning permission was granted. The site promoter seeks market and/or affordable housing and custom and self-build but has not provided indication on the scale or nature of these.	~
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. Impact on biodiversity, rural setting of the settlement and the setting of a listed building are considered a significant constraint. The proposed development is contrary to current adopted 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 not constrained by fluvial flood risk and surface water flood risk is minimal.

- The site is grade 2 agricultural land and is wholly greenfield.
- Landscape impact would be significant especially in the context of the scale of the site and is disproportionate when compared to immediate area.
- The proposed development could significantly impact on the setting of the Grade II listed building immediately west of the site.
- The site is close to local services and facilities and small scale employment opportunities.
- Transport and safety impacts due to increased population and narrow road

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

- Would have significant heritage and landscape impact
- Is removed from the main residential development of the settlement and more related to the countryside.
- Creates disproportionate development out of keeping with the surrounding area
- Could create significant transport impact due to its location.

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, heritage and transport impacts.	N/A	N/A

Updates after the Initial Assessment

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Offord Cluny and Offord D'Arcy 5: Land Opposite Manor House, High Street, Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 5	
Site name	Land opposite Manor House, High Street, Offord Cluny	
Site address	Parish(es)	Site area (ha)
Land opposite Manor House, High Street, Offord Cluny	Offord Cluny and Offord D'Arcy	0.12ha

Promoter's Intentions

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

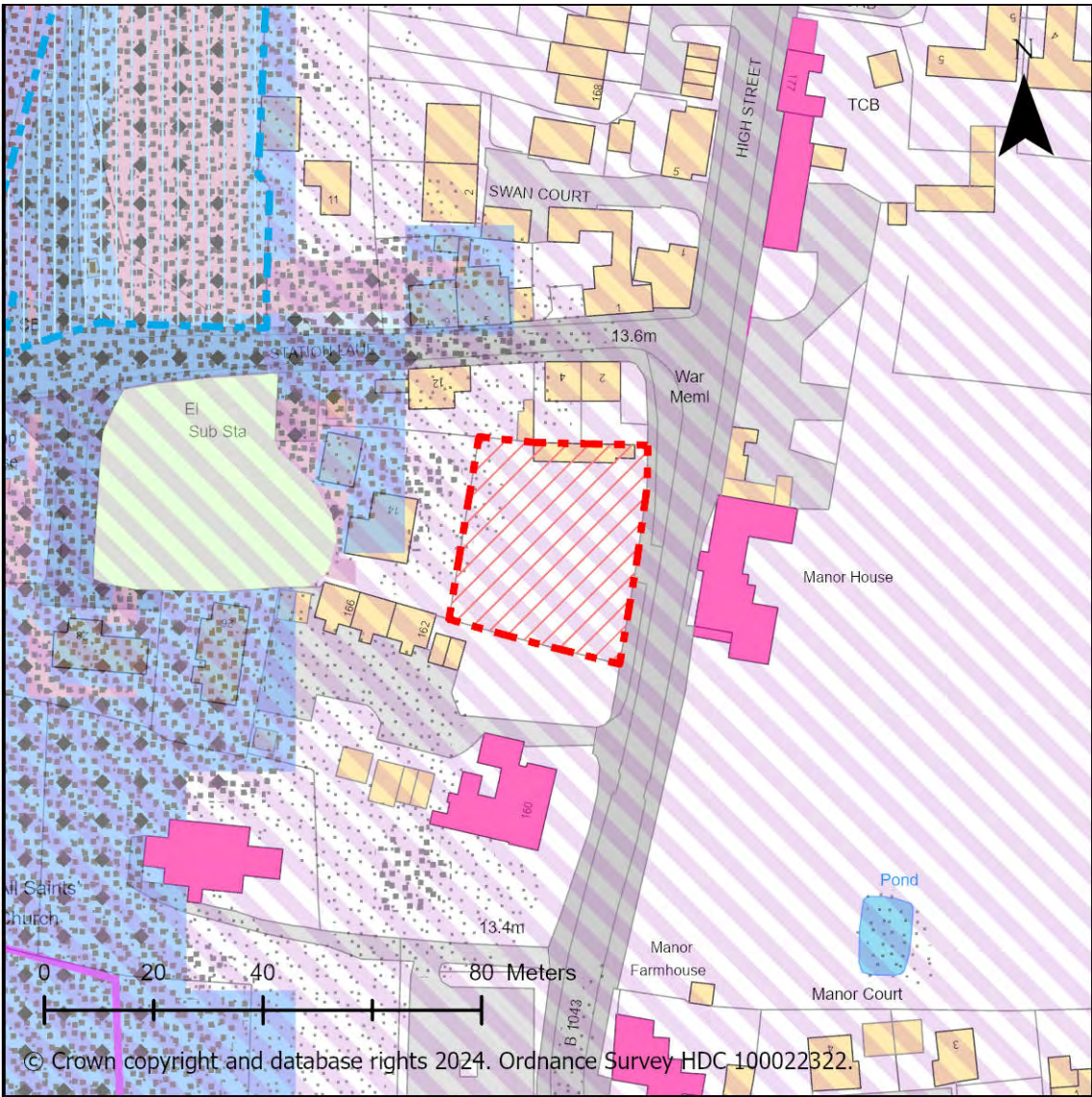
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:201
Relevant planning history	None
Land type	Garden Land
Current use of the site	Garden 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	Site is under 0.25ha and proposes 4 homes	Fail



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is below the minimum site threshold required for detailed assessment.
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Impact of the Sustainability Appraisal on the 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
Capacity calculation not undertaken as site is below the required minimum site threshold for detailed assessment.	N/A	N/A

Updates after the Initial Assessment

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Offord Cluny and Offord D'Arcy 6: Land North of Station Lane, Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 6
Site name	Land North of Station Lane, Offord Cluny

Site address	Parish(es)	Site area (ha)
Land North of Station Lane, Offord Cluny	Offord Cluny and Offord D'Arcy	0.94ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Commercial: Employment Open spaces: Land to safeguard against flooding	5-6 homes Approximately 16,000sqm Land to safeguard against flooding - to be identified	Available 2024-2028 Build out over 1-2 years

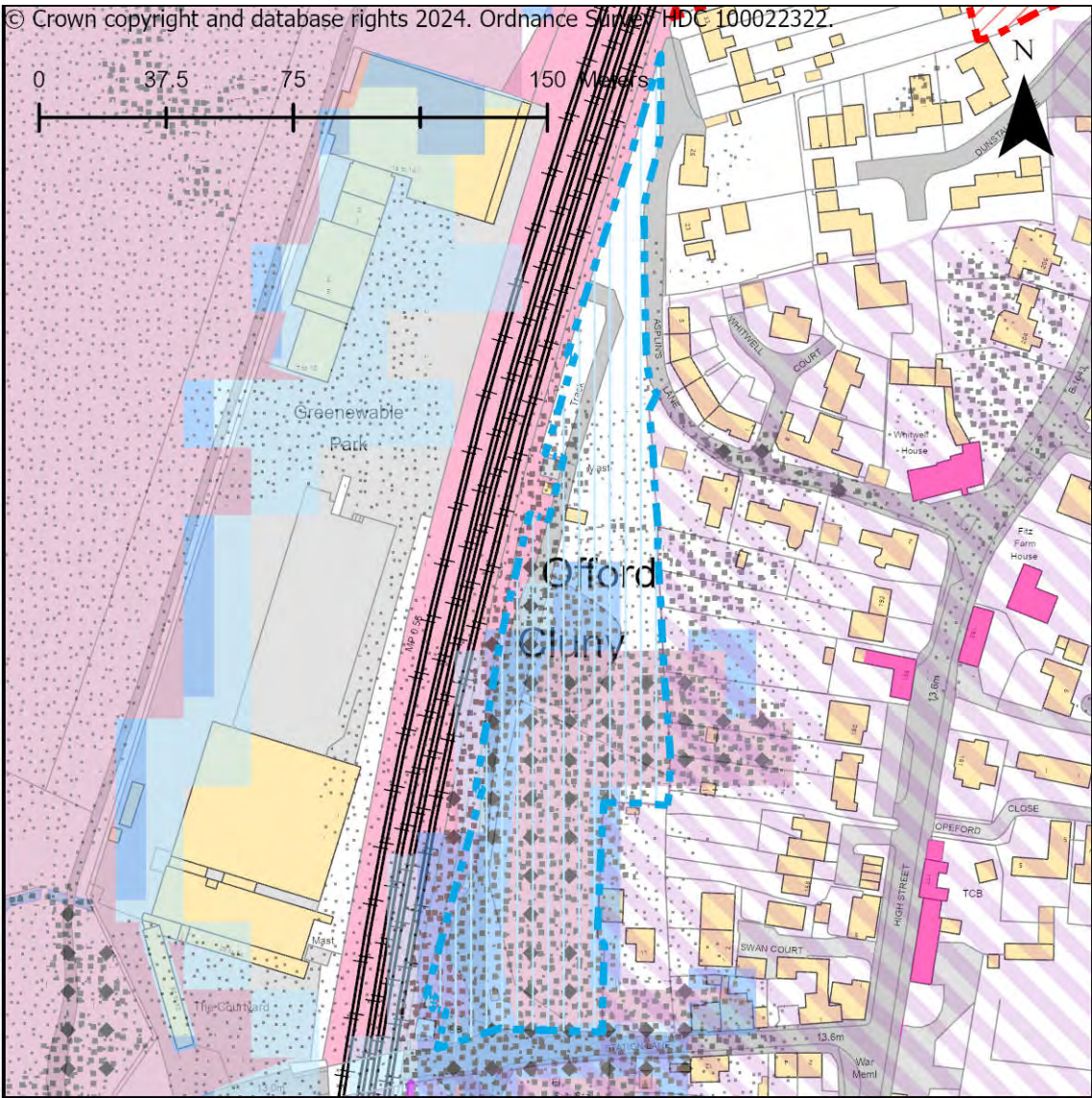
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 308
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Not provided
Supporting information	Location plan

	Site submission including concept plan.
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	36% of the land is 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 is constrained by fluvial flood risk 3b, 3a and 2 in the southern half of the site, the narrow triangular portion of the site in the north is flood zone 1, but provides little practical space for development. Surface water flood risk is present on the majority site. The site is part previously developed and part greenfield land with some trees and classified as grade 3 and 4 agricultural land. The site is surrounded to the east and south by a conservation area and residential properties and bounded by railway line to the west. Access to the site could be via the narrow Aspin's Lane, access from the south would be from Station Lane in	~
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very close proximity to the railway crossing causing potential safety issues. The proximity to the railway line could present significant noise, particulate, light and vibrational pollution issues to residents and would require remediation. Overhead electricity lines are present on the west as a result of the railway line and are also present to the east. There are no known gas or oil pipelines and buffer zones within the site, however use of the site as historic railway sidings yard and storage purposes could present contamination issues. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it. The site is part previously developed land and as such could offer some opportunity to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.	
Availability The site is owned by a single individual/company and is in individual control, the development is supported by the landowner. There are no known legal restrictions. The site is available 2024-2028 and would be delivered directly by the land owner, build out is estimated to be 1-2 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. No gas or oil pipelines and buffer zones. Overhead electricity lines are present on the west as a result of the railway line and are present to the east. There are significant constraints to development which would require mitigation including safe access, flooding, noise, particulate and vibrational issues as a result of the railway and potential contamination. Although there is a current access from Station Lane significant traffic here could cause a safety issue. Significant constraints if overcome could present viability implications for the site rendering it undeliverable. The site promoter notes that further detailed investigations in respect of contamination, noise, ecology and highways would be required. Regarding proximity to The Offords conservation area it is proposed that the impact could be managed through the design and form of development. They also propose a full flood risk assessment. A concept masterplan proposes residential development to the north to link in with Aspin's Lane, employment to the south alongside an attenuation pond.	~
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. There are a number of significant constraints to overcome. 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: - There is significant fluvial and surface water flood risk on the site which will be exacerbated by the impact of climate change. - The site presents the opportunity to regenerate previously developed land and relates well to existing development with no landscape impact. - There is a distinct possibility of on-site contamination - The site is close to local services and facilities and small scale employment opportunities. - Significant challenges include access, safety, proximity to a railway crossing, mitigation from noise, air, light and vibrational impact from the railway line and contamination. - Unusual shape of site may limit development potential. In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for development with significant constraints which if overcome could present viability implications for the site rendering it undeliverable. - Presents significant challenges regarding noise, air and light pollution and vibrational impacts from the railway line, overhead electricity lines and land contamination. - May present safety issues regarding access and exit to the site from Station Lane especially and due to its proximity to a railway crossing. - Access via Asplin's name is a considerable constraint due to the narrow nature of the lane - Has significant flood risk. - Would need to demonstrate that fluvial and surface water flood risk could be mitigated
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to significant constraints including access, flooding, safety, pollution, contamination and overhead powerlines.	N/A	N/A

Updates after the Initial Assessment

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Offord Cluny and Offord D'Arcy 7: Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 7
Site name	Land west of High Street and North of Dunstall Close (larger site) Offord Cluny

Site address	Parish(es)	Site area (ha)
Land west of High Street and North of Dunstall Close (larger site) Offord Cluny	Offord Cluny and Offord D'Arcy	2.80ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	50 homes	Available 2024-2028 Build out over 2-3 years

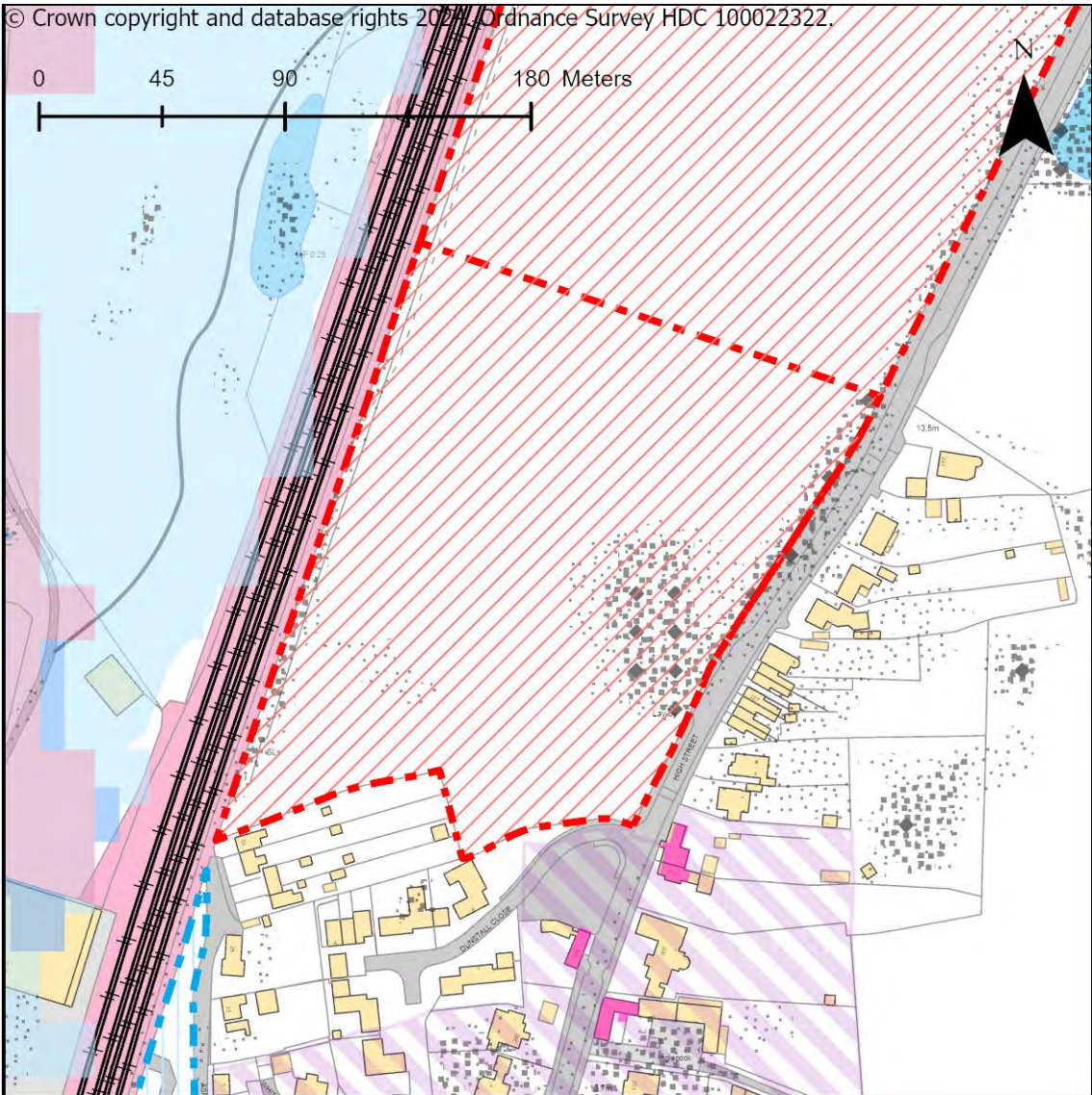
Core information

How was the site identified?	Call for sites 2023 submission: site reference - Cfs: 156
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

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, some surface water flood risk is present but minimal. The site is wholly greenfield grade 3 agricultural land. The land is relatively flat and is open countryside in keeping with the wider area. Impact on the landscape would require mitigation providing a transition to the countryside. The site is bounded to the west by the railway line which can be clearly seen and across the road to the east sits a ribbon of residential properties. South of the site is residential development which stretches towards the railway line to the west and edged by trees and hedgerow. The eastern edge is edged by low hedgerow with views clearly seen into the site. The site is outside the conservation area which sits to the south. A small portion of the site to the west is part of the Great Ouse Green Infrastructure Strategic area and also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley), however this is separated by the railway line. Access to the site could be via the High Street. Proximity to the railway line could present noise, particulate, light and vibrational pollution issues to residents and would require remediation. Overhead electricity lines are present to the west as a result of the railway line. There are no known gas or oil pipelines and buffer zones within the site. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunity for regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.	+
Availability The site is owned by a family and family control, the development is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, it is anticipated that planning permission would be acquired before the land is sold to a third party for development. Build out is expected to take 2 to 3 years.	+
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. The site is accessible from the B1043. No gas or oil pipelines and buffer zones cross the site. Overhead electricity lines are present to the west as a result of the railway line and would require consideration in the design of development. Mitigation would be required to address noise, light, particulate and vibrational issues as a result of the railway.	~

The site promoter provides no further information on this site specifically, but a larger site including this land has been put forward as <i>Offord D'Arcy and Offord Cluny 8</i> which provides additional information on site mitigation. It is however unclear if the same approach would be taken here.	
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. The site would need to address issues relating to the railway line and landscape impact. The proposed development is contrary to current adopted 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 not constrained by fluvial flood risk and surface water flood risk is minimal. • The site is grade 3 agricultural land and is wholly greenfield. • The site has a strong relationship to the countryside, but also a close relationship with the residential element of the village. • Landscape impact would be required to transition to the countryside • The site is close to some local services and facilities and small scale employment opportunities. • The transport impacts on the village due to increased population would require assessment to ensure safety • The western edge abuts the East Coast Mainline subjecting this area to light, noise, air and vibrational pollution. • The site adjoins to a conservation area and is in proximity to listed buildings which could be impacted by the development. In combination the outcomes of the LAA and SA indicate that the site: • The site is of a size that could contribute to the housing needs of the district. • Would require mitigation against noise, air and light pollution from the railway line and overhead electricity lines. • Would require sensitive masterplanning to ensure development is complementary to the conservation area and setting of nearby listed buildings.
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- Would require lower density development to reflect the character of the existing village.
- Would require assessment of transport and safety impacts due to increased population.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.80ha 65% net developable area to allow for strategic landscaping and mitigation from the railway line. 2.80 ha x 65% = 1.82ha	The net developable area is 1.82ha Residential - Market and/or affordable homes Very low density of 25 dph to reflect the edge of settlement location, surrounding housing densities and location within a smaller sustainable settlement. Capacity = 1.82ha x 25 dph = 46 homes	Available post 2028 Build out 2-3 years

Updates after the Initial Assessment

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Offord Cluny and Offord D'Arcy 8: Land West of High Street and North of Dunstall Close (larger site), Offord Cluny

Site reference	Offord Cluny and Offord D'Arcy 8
Site name	Land west of High Street and North of Dunstall Close (larger site) Offord Cluny

Site address	Parish(es)	Site area (ha)
Land west of High Street and North of Dunstall Close (larger site) Offord Cluny	Offord Cluny and Offord D'Arcy	6.82ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes Open Space: Biodiversity net gain/open space/surface water attenuation Other: Potential noise mitigation	130 homes 1ha Biodiversity net gain/open space/surface water attenuation 0.50ha Potential noise mitigation	Available 2024-2028 Build out over 3 years

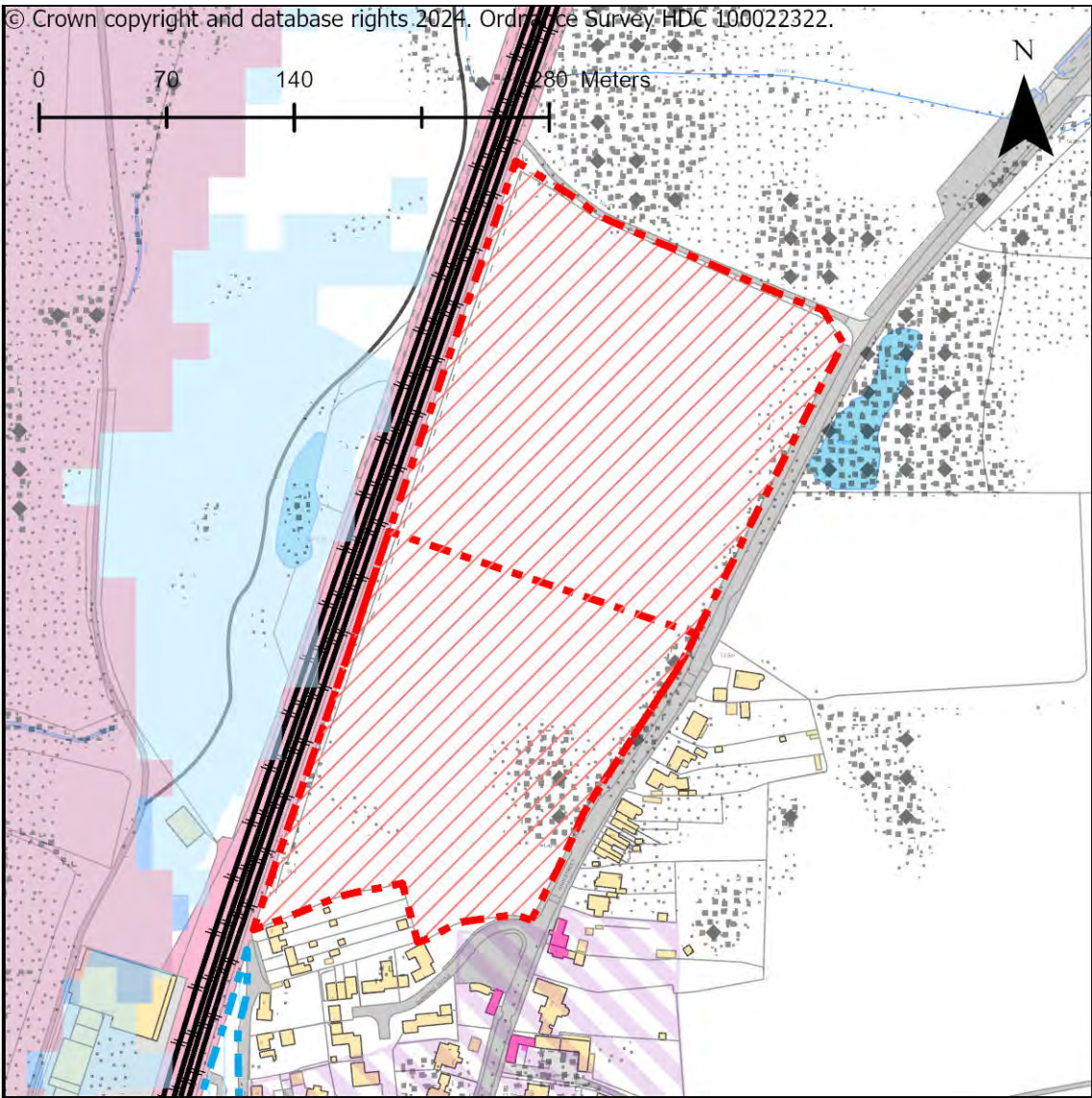
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 326
Relevant planning history	None
Land type	Wholly Greenfield Land
Current use of the site	Agricultural Land
Supporting information	Location Plan

	Site summary document
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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, some surface water flood risk is present but minimal. The site is wholly greenfield grade 3 agricultural land. The land is relatively flat and is open countryside in keeping with the wider area. Impact on the landscape would require mitigation providing a transition to the countryside. The site is bounded to the west by the railway line which can be clearly seen and across the road to the south east sits a ribbon of residential properties. South of the site is residential development which stretches towards the railway line to the west and edged by trees and hedgerow. The eastern edge is edged by low hedgerow with views clearly seen into the site. The site is outside the conservation area which sits to the south. A small portion of the site to the west is part of	~
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the Great Ouse Green Infrastructure Strategic area and also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley), however this is separated by the railway line. The site is of a size that would constitute disproportionate development in comparison to the size of the existing settlement. Access to the site could be via the High Street. Proximity to the railway line could present noise, particulate, light and vibrational pollution issues to residents and would require remediation. Overhead electricity lines are present to the west as a result of the railway line. There are no known gas or oil pipelines and buffer zones within the site. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it. The site is wholly greenfield land and as such offers no opportunity to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.	
Availability The site is owned by a family and family control, the development is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, build out is expected to take 3 years. The site promoter provides no further information on how the site would be delivered and notes this as 'unknown' however site <i>Offord D'Arcy and Offord Cluny 7</i> (which constitutes a smaller portion of this site) does provide some information on delivery. It is however unclear if the same approach would be taken here.	~
Achievability Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. The site is accessible from the B1043. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Mitigation would be required to address particulate and vibrational issues as a result of the railway. The site promoter notes that there have been no historic contaminative uses on the site, concluding that the likelihood of ground contamination is low. The site promoter provides further information noting the need for strategic landscaping, surface water drainage, 10% biodiversity net gain and sensitive design and technology to mitigate any noise arising from the railway, for example triple glazing and non-opening windows in susceptible elevations.	~
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. The site would need to address issues relating to the railway line and landscape impact. The proposed development is contrary to current adopted policy so allocation status would be necessary to support it. The site is categorised as developable. Delivery of the site is noted as unknown at this moment in time, meaning there may be some uncertainty over its deliverability.	
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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 and surface water flood risk is minimal. • The site is grade 3 agricultural land and is wholly greenfield. • The site in its entirety has a strong relationship to the countryside due to its scale. The southern half relates more closely to residential element of the village. • Landscape impact would be required to transition to the countryside. • The site could provide a wide range of housing types and tenures. • The site is close to some local services and facilities and small scale employment opportunities. • The transport impacts on the village due to increased population would require assessment to ensure safety • The western edge abuts the East Coast Mainline subjecting this area to light, noise, air and vibrational pollution. • The site adjoins to a conservation area and is in proximity to listed buildings which could be impacted by the development. • The scale of development proposed would be disproportionate compared to the existing settlement In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it: • Would be disproportionate in size compared to the existing settlement increasing the size of the village by over a fifth. • Would have significant transport impacts on the village • Would have significant landscape impact

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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