

UPDATED Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

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Document Information

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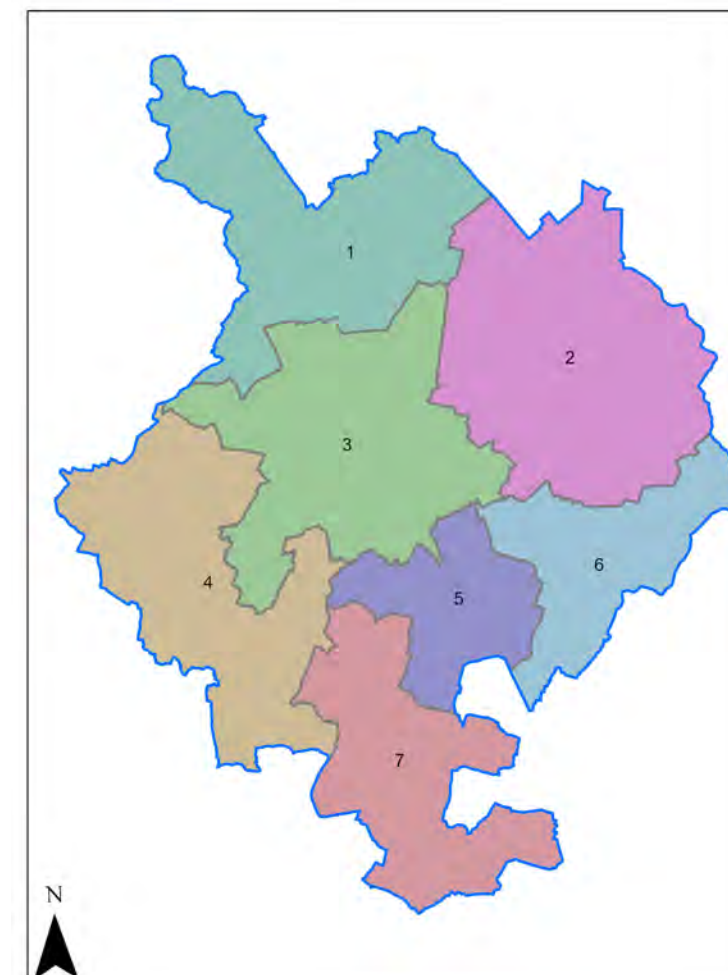
Document availability: Huntingdonshire Land Availability Assessment can be found on the Council's [website](#).

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.

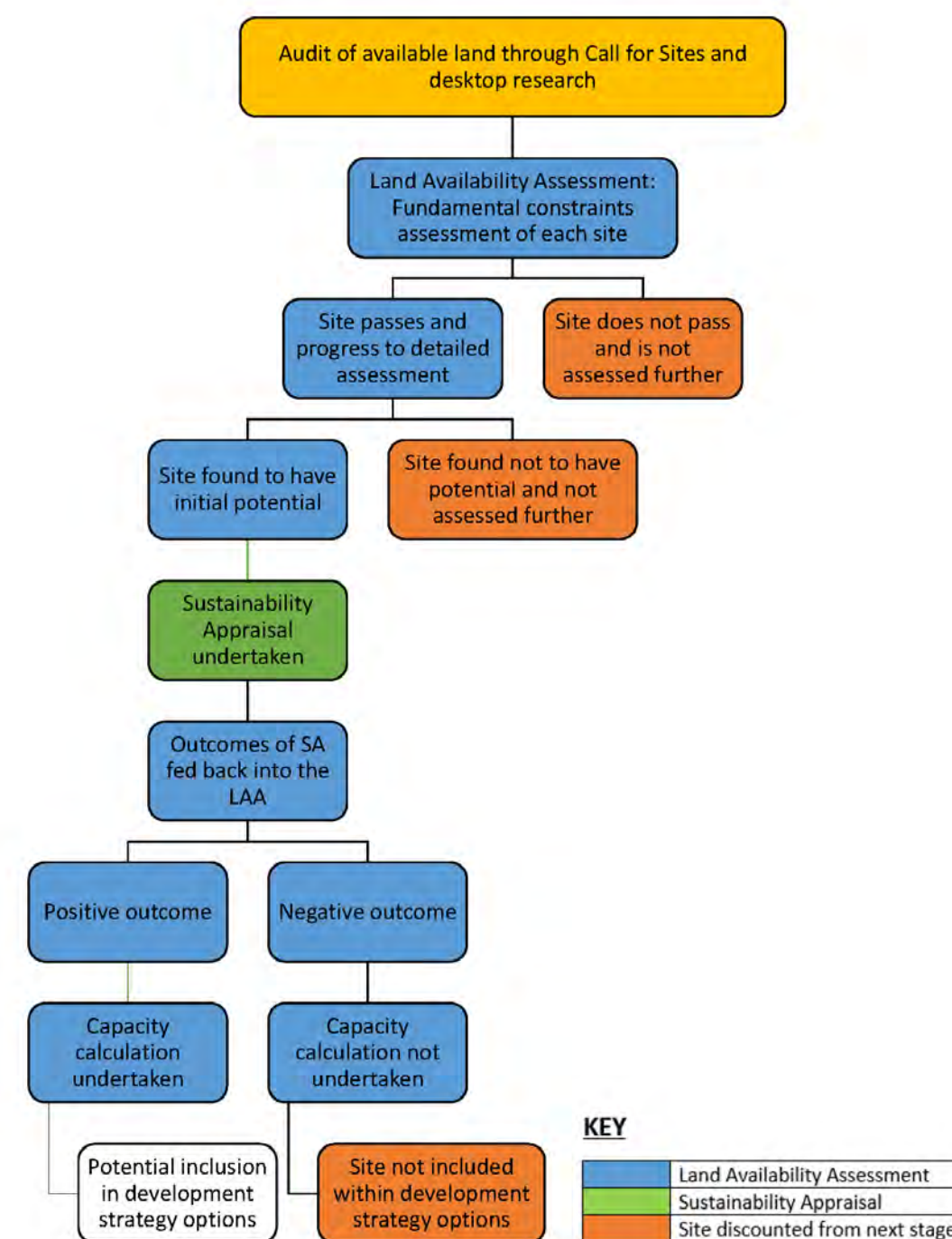
Progression of site to SA - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

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



17 Area 7 - Southern Huntingdonshire Site Assessments

17.1 This chapter sets out the site assessments for the sites located within 'Southern Huntingdonshire'. This grouping consists of Buckden; Great Paxton; and St Neots wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

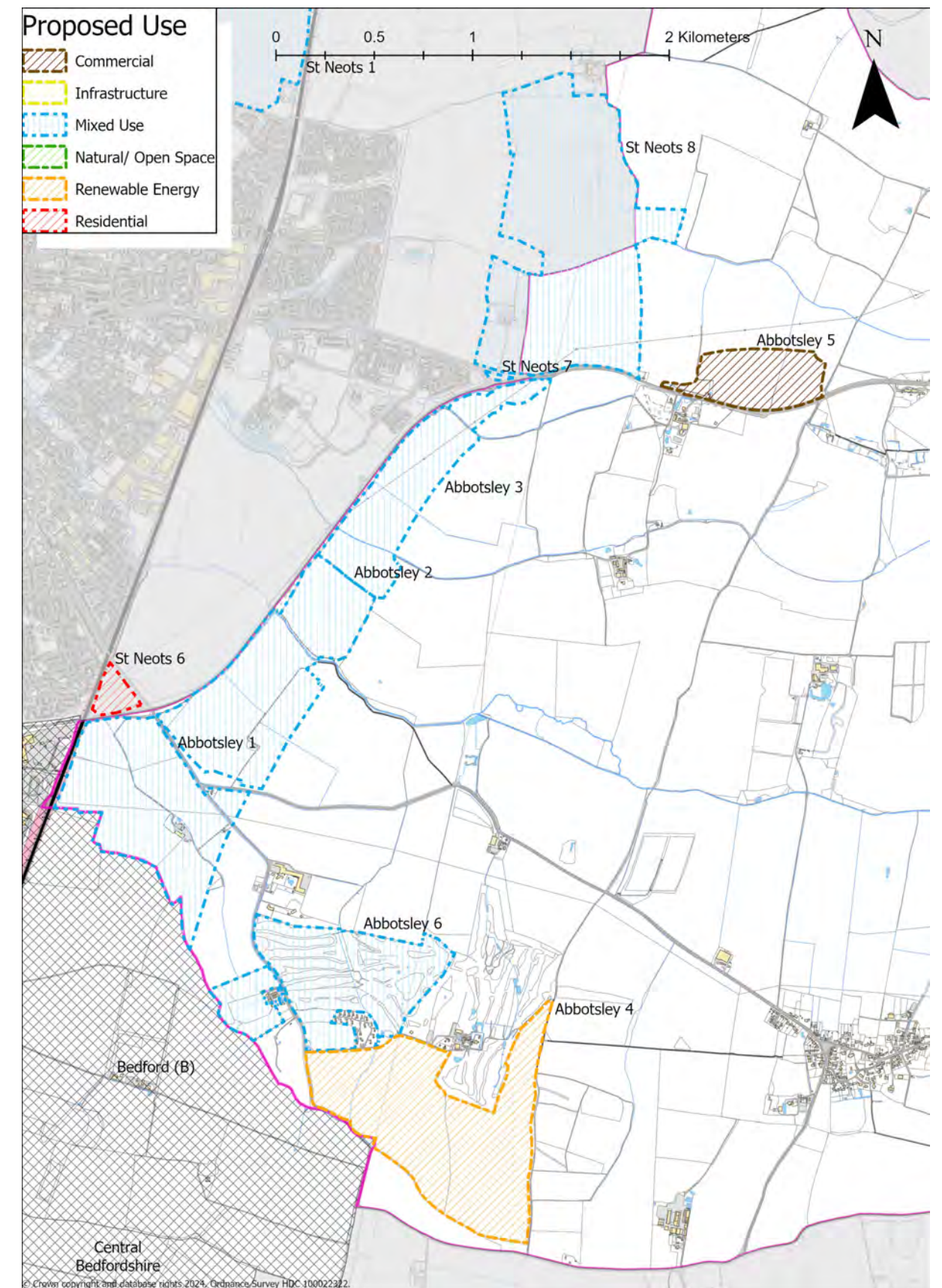
- Abbotsley - 6 sites
- Buckden - 6 sites
- Diddington - 1 site
- Great Gransden - 8 sites
- Great Paxton - 8 sites
- Little Paxton - 2 sites
- Southoe and Midloe - 4 sites
- St Neots - 9 sites
- Toseland - 0 sites
- Waresley-cum-Tetworth - 1 site
- Yelling - 2 sites

Abbotsley

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

- Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke
- Abbotsley 2: Land East of Wintringham Park, St Neots
- Abbotsley 3: Land East of St Neots
- Abbotsley 4: Pear Tree Solar Farm, Abbotsley
- Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots
- Abbotsley 6: Abbotsley Golf Club

17.3 Please note that 'St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots' also partially falls within Abbotsley parish, but it has been included under St Neots as most of the site lies within that parish area.



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



Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke

Site reference	Abbotsley 1
Site name	Land at Potton Road (Rectory Farm), Eynesbury Hardwicke

Site address	Parish(es)	Site area (ha)
Land between current A428 and proposed new A421 road, west of Potton Road (B1046).	Abbotsley	53.0

Promoter's Intentions

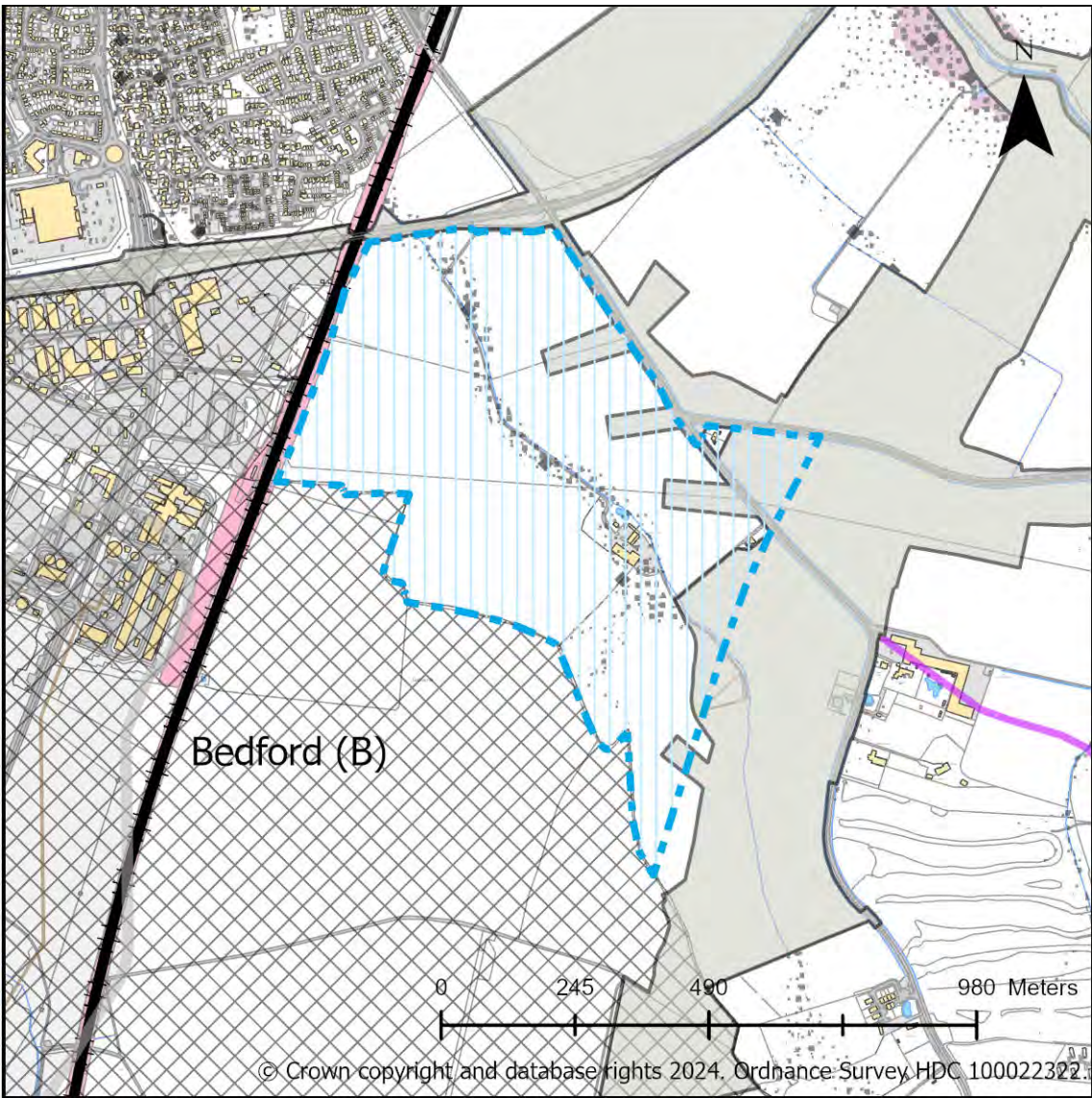
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Commercial: - Employment - Retail Supporting Infrastructure: - Local community centre (if required) - Primary school (if required) - Health facilities (if required) Open spaces: - Natural, green or open spaces - Biodiversity net gain opportunities	Approximately 1100-1200 homes on 30 hectares, average density 35-40 dph. Employment floorspace to be confirmed on up to 1.5 ha. Retail floorspace 1,100 sqm on 0.3 ha. Local community centre (if required) - 225 sqm on 0.2 ha. Primary School (if required) - 1.10 ha for 1 Form Entry, 1.8 ha for 2 form entry. Health facilities (if required) - 0.5 ha. Natural, green or open spaces for a variety of uses. Approximately 18 -19 ha of green space and biodiversity net gain opportunities	Available 2024 - 2028 Build out over 9 - 10 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:21
Relevant planning history	Application number: 1401687FUL Proposed development: Laying of underground cable to connect solar farm to grid network and reinstatement of land involving land south of St Neots Bypass St Neots (extreme northern edge of site only). Outcome: Approved 14 Jan 2015 Development Consent Order - 2022 No. 934 Infrastructure Planning - The A428 Black Cat to Caxton Gibbet Development Consent Order 2022 (made 18 Aug 2022). Approval for 10 mile two lane dual carriage way between the Black Cat junction and Caxton Gibbet Junction.
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural
Supporting information	None

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is located within flood zone 1; surface water flood risk runs through the centre of the site. There is a pond located in the southern half of the site. The site is wholly classified as grade 2 agricultural land. The site comprises mostly agricultural land, with some agricultural buildings (Rectory Farm), hard standings and access tracks and a small number of existing residential properties (in the landowner's control). The northern half of the site is flat rising gently towards the southern edge. The topography is consistent with the surrounding area and open countryside. The northern edge of the site is bounded by hedgerow and the A428 and the western edge by the railway line. There is sporadic tree planting within the site. Approximately 10.5 ha of the north western edge of the site (adjacent	~
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to the railway line) is identified as part of the Great Ouse Green Infrastructure Strategic area which is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). Biodiversity, landscape and environmental impacts of the site would need to be addressed. The landowner notes that the site may contribute to the landscape, wildlife, cultural and historic value of the area which can be met by incorporating the area into the site's strategic landscape and ecology strategy. Opportunities to connect to the potential Little Barford New Settlement green infrastructure strategy would be provided. The site can be clearly seen from the B1046 and Potton Road and is highly exposed in both the local landscape and in longer distance views from the north and east. Significant landscaping buffers would be required to mitigate impact of the development.

There is no known pollution or contamination and no oil pipelines or associated buffer zones cross the site. However, a high pressure gas pipe line runs along the western boundary of the site. Electricity lines cross the site running west-east from Little Barford power station which is situated to the south west of the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it.

The portion of Strategic Expansion Location SEL2: St Neots East known as Wintringham Park is located to the north of the site and is currently under construction with some homes already occupied. The A428 and B1046 separate the submitted site and strategic expansion location making integration difficult to achieve until development on the southern end of SEL2 is complete. The site is currently isolated from other residential areas. The site also bounds the proposed Bedfordshire local plan allocation: Policy HOU Little Barford New Settlement, which is south west of the proposed site. At the time of assessment, the examination of the Bedfordshire Local Plan had been suspended and allocation of the proposed allocation (for 4,000 new homes with an estimated 3,800 to be delivered by 2040) is under question. Land within the proposed allocation had been set aside ('contingency land') for the potential East West Rail route, the station for which is anticipated to be in Tempsford, south of Little Barford. The proposed East West Rail route may separate the submitted site and proposed allocation meaning integration with this site may also be difficult to achieve.

The site is not within a mineral safeguarding area or water recycling area.

Availability

The site is in single/ individual company control. Land is owned in Trust and development is supported by the landowners. There are no known legal restrictions affecting the site. It is unclear whether current residential uses on site would require relocation.

The site promoter states that it is the intention to gain allocation status and then sell the land to a third party for obtaining planning permission and development. The promoter suggests the land is available between 2024 and 2028 and delivery is likely to be multi-phased over a 9-10 year period.

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Achievability The site promoter notes that gas supply is accessible from the site boundary and mains water and electricity supply and digital and telecommunications infrastructure are accessible within the site. Potton Road is accessible from the site boundary. The northern and eastern edges of the site adjoin the A428 and the B1046 and the western edge parallels the East Coast mainline railway. Substantial noise mitigation measures will be required to ensure a high quality residential environment. Portions of the eastern part of the site fall within the A428 Development Consent Order boundary potentially restricting development at least whilst construction is underway. Likewise the southern edge of the site bounds the proposed rerouting of the A428. Noise mitigation measures would be required to address this. The finalisation of the East West Rail route, if it is brought forward, may also have similar impacts (including vibrational) on the site and available land, but these are currently unknown. Air quality as a result of the new A428 (A421) and East West Rail may also impact upon the proposed site. Two overhead powerline routes traverse the site from Little Barford power station which is located to the west of the site beyond the railway line. Mitigation would be required to relocate the powerlines underground, or mitigate their presence, which could impact viability of the site. Utility easements exist within the site; the site promoter anticipates incorporating them into any landscaping scheme. Access to A and B road networks would provide good long term road connectivity and assist with the logistics of construction. Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing residential area of St Neots - for example foot and cycle bridges as there is no segregated footway or cycleway along the B1046 to allow connectivity into St Neots. There are several existing residential properties that will need to be either integrated into any proposed scheme or demolished; as they are within the landowner's control these are not an impediment to achieving the site.	~
Deliverability / developability There are no known legal or ownership constraints. Proximity to Little Barford power station and the East Coast mainline railway and proposed A428(A421) and East West Rail may impact on the scale, layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk but surface water flood risk runs through the centre of the site • The site is predominantly greenfield and grade 2 agricultural land. • The site could relate well to Wintringham Park to the north once complete having the potential to be integrated with the community. • Integration with Bedford Local Plan allocation Policy HOU Little Barford New Settlement is uncertain. • There is potential for the East West Rail route to dissect the site meaning integration may be difficult to achieve. • Impact on the countryside would be significant due to the site's current isolated location and size • Proximity to the new A428(A421) and potentially East West Rail could increase the likelihood of noise light, vibrational and visual pollution • The site has opportunity to provide green space and biodiversity net gain opportunities. • Access to the railway station is within reasonable distance, as is access to St Neots town centre. • The site proposes employment and retail uses and could include a local community centre; primary school and land for health facilities. These could provide additional employment and social benefit to the new community. • The site is within 1km of 10 ha natural greenspace In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for development in the long term contributing to meeting the housing needs of the district and supporting sustainable place-making • Major infrastructure would be required to support development • In addition to housing, the site would provide opportunities for employment, retail and proposes a community centre, primary school and health facilities if required • Access to A and B road networks would provide good long term road connectivity • The presence of major roads would require further measures to safely integrate the community and connect into St Neots • Integration of existing residential properties may be required
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- Mitigation would be required to relocate or integrate powerlines
- Biodiversity, landscape and environmental impacts of the site would need to be addressed

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 53ha 58.49% net developable area allowed as guided by the site submission following the exclusion for: • 2ha for primary school (2 Form Entry) • 0.5ha for health facility • 19ha for green infrastructure • 0.5ha for community centre 53ha x 58.49% = 31 ha	The net developable area is 31ha. 0.5ha is deducted for retail 3ha is deducted for commercial/ employment and retail uses 27.5 ha residential development area for a variety of market/affordable homes, self and custom build housing and specialist housing. Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 0.83ha x 145dph = 120 homes • 7% of land at high density 85dph. 1.93ha x 85dph = 164 homes • 25% of land at moderate density 50dph. 6.88ha x 50dph = 344 homes • 55% of land at low density 35dph. 15.13 ha x 35dph = 530 homes • 10% of land at very low density 25dph. 2.75ha x 10dph = 69 homes	Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration and further certainty on the East West rail route and delivery if the scheme is confirmed. Build out expected to require more than 10 years.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	1,227 total homes Note: this calculation is indicative and may be subject to review if further certainty on the prospects of East West Rail comes forward which is not taken into account in the above.	

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:

- Vision Document (November 2024)
- Illustrative Masterplan (excluding EWR) (drawing no.: PL005_B) (October 2024)
- Illustrative Masterplan (including EWR) (drawing no.: PL008_B) (October 2024)
- Drainage Report (October 2024)
- Flood Risk Statement (October 2024)
- Transport Strategy (November 2024)
- Agricultural Land Classification (ALC) Report (October 2024)
- Landscape Visual Assessment (November 2024)

As identified in the capacity calculation for the site, the capacity is indicative and subject to review based on further information on potential routes for East West Rail. Since the LAA was undertaken, the site is now not considered suitable for development in the short to medium term as the East West Rail safeguarded route runs through the site currently limiting development. Availability of land for development is therefore unknown.

Abbotsley 2: Land East of Wintringham Park, St Neots

Site reference	Abbotsley 2
Site name	Land East of Wintringham Park, St Neots

Site address	Parish(es)	Site area (ha)
East of Wintringham Park, south of the A428 and north of Potton Road (B1046)	Abbotsley	54.47

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Specialist housing - Custom and self-build housing Commercial: - Employment Supporting Infrastructure: - Primary school (if required) - Community building (if required) Open space: - Natural, green or open spaces - Biodiversity net gain opportunities- - Land to safeguard against flooding Other: - Live/work hub & local shops (potential)	Approximately 1,100 market and affordable homes including specialist housing to adhere to M4 (3)/bungalows/apartments 5% Custom and self-build plots Business hub at 1,800sqm Primary school (if required) at 1,207sqm Community building (if required) at 2,949sqm Natural, green or open spaces of around 22.38ha Biodiversity net gain opportunities at 10% of around 5.5ha	Available 2024 - 2028 Build out over 8 - 11 years

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
	Land to safeguard against flooding - 5.06ha within the flood zone, minimum 15m to frontages of proposed dwellings. Approximate attenuation volume 11,879sqm Live/work hub and local shops - no capacity provided	

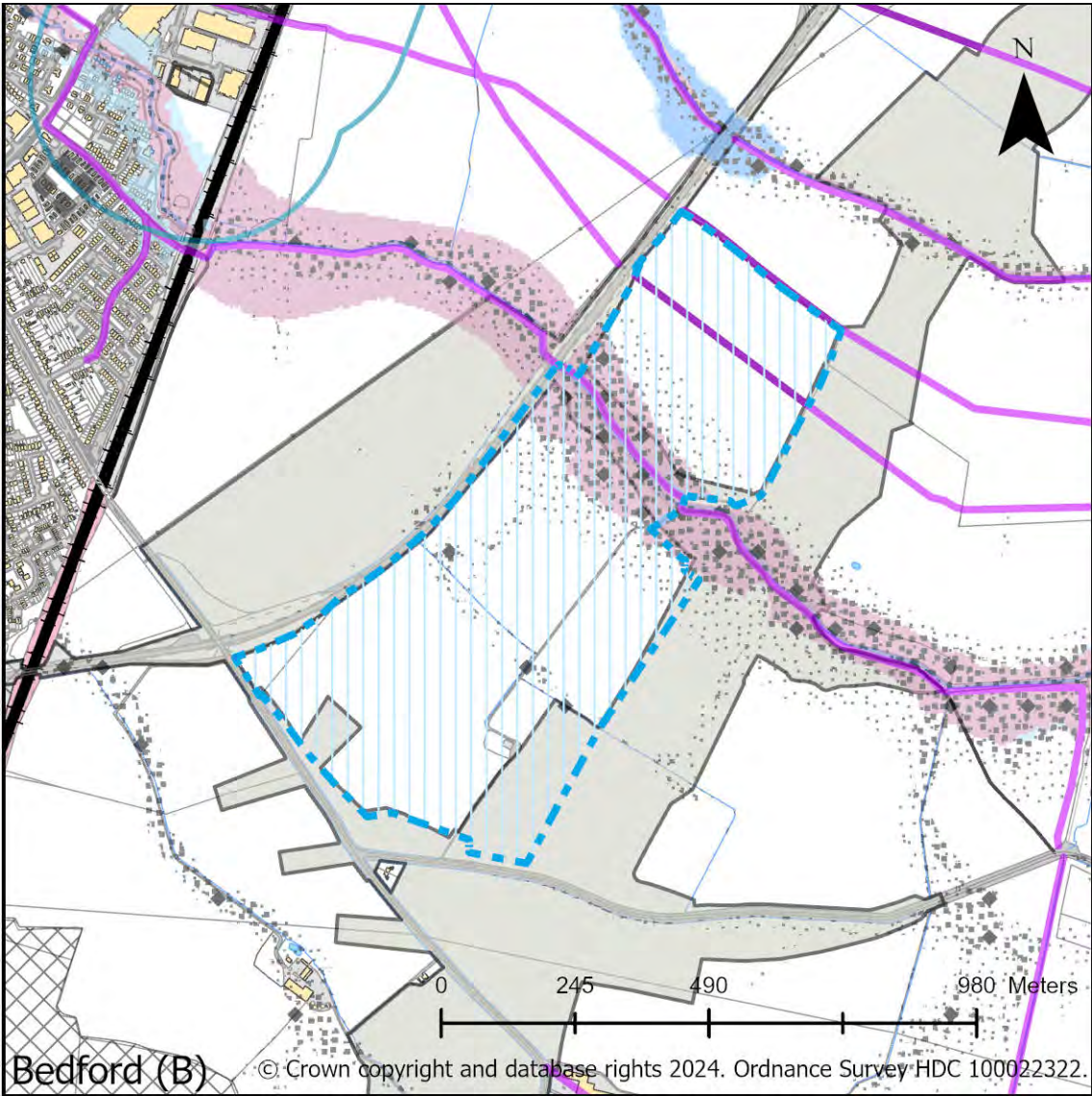
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:208
Relevant planning history	Application number: 23/01308/FUL Proposed development: 2 new agricultural accesses: one from the A428 (North of Hen Brook) and one comprising a new arm from the new A428 roundabout (South of Hen Brook) Outcome: Withdrawn Development Consent Order - 2022 No. 934 Infrastructure Planning - The A428 Black Cat to Caxton Gibbet Development Consent Order 2022 (made 18 Aug 2022). Approval for 10 mile two land dual carriage way between the Black Cat junction and Caxton Gibbet Junction. A site in the same location but of a slightly differing size was submitted in the HELAA (December 2017): East of Potton Road, South of A428, St Neots (076)
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	1 - Site Location Plan 2 - Masterplan 3 - Constraints Plan 4 - Landscape Baseline Report 5 - Preliminary Flood Risk and Drainage Assessment to Inform Masterplan And 6 - Desk-Based Heritage Assessment 7 - Access Appraisal 8 - Air quality Assessment 9 - Noise Impact Assessment
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	There is a veteran Elm tree on the north east boundary. No further nature conservation designations within the site.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability	
The majority of the site is in flood zone 1. Several minor watercourses and land drainage ditches are present within the site boundary. The presence of Hen Brook (which traverses the northern half of the site from east to west) means that some of the site is within flood zones 2 and 3a. The site is risk of flooding from surface water in association with Hen Brook and drainage ditches. The site is wholly classified as grade 2 agricultural land which is in arable use. The landform slopes from both northern and southern edges down into the Hen Brook channel which traverses the site from west to east and forms the primary visual feature within the site.	~

The site is broadly consistent with the form of the wider landscape which slopes gently towards St Neots from higher land to the east with Abbotsley Brook following a similar path to Hen Brook only located to the north of the site. To the north of Hen Brook the site is bounded by some hedgerows and trees; some also follow the line of Hen Brook across the site. The southern boundary has a few sporadic trees but the site can be clearly seen from the B1046 other than by a small copse of trees by the intersection of the B1046 and the A428. The eastern boundary is currently very open but will in time be formed by the rerouted A428 (A421). One public right of way traverses the northern half of the site (east to west) with a second on the northern boundary line. The site is highly exposed in both the local landscape and in longer distance views from the B1046, Potton Road and public rights of way along with glimpses from the East Coast mainline railway. Significant landscaping buffers would be required to mitigate the impact of the development on the surrounding landscape. The portion of Strategic Expansion Location SEL2: St Neots East known as Wintringham Park is located to the west of the site and is currently under construction with some homes already occupied. The A428 separates the submitted site and strategic expansion location making integration difficult to achieve. There is no known pollution or contamination and no gas/oil pipelines or associated buffer zones cross the site. Two overhead powerline routes traverse the site from Little Barford power station which is located to the south-west of the site beyond the railway line. No known heritage assets or nature conservation assets are located within the site and there are no tree preservation orders affecting it although there is a veteran elm tree on the north east boundary. As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form any constraint to development.	
Availability The site is in single/ individual company control with a hybrid control agreement for its promotion for development which is supported by the landowners. There are no known legal restrictions affecting the site and no identified uses to be relocated. There do not appear to be any current uses on site requiring relocation. The site promoter states that it is the intention to gain allocation, obtain planning permission and for the site to then be delivered by a housebuilder. The promoter suggests the land is available between 2024 and 2028 and anticipates completion of 80 to 100 homes per year.	+
Achievability	~

The submission states that gas, mains water, electricity and digital communications supply are accessible from the site boundary. Portions of the site fall within the A428 Development Consent Order boundary, and the eastern edge of the site bounds the proposed rerouting of the A428(A421). This may potentially restrict development in the short term but the A428 upgrade is expected to open in 2027. Noise mitigation measures would be required to mitigate the new A428(A421) rerouting, the existing A428 and the B1046. The finalisation of the East West Rail route, if the project is confirmed, may also have similar impacts on the site (including vibrational) and available land, but this is currently unknown. Air quality as a result of the new A428(A421) and East West Rail may also impact upon the proposed site. Access to A and B road networks would provide good long term road connectivity and assist with the logistics of construction. Two overhead powerline routes traverse the site from Little Barford power station which is located to the south-west of the site beyond the railway line. Mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines, which could impact viability of the site. Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing built up area of St Neots - for example foot and cycle bridges/crossings. The site promoter provided supporting information to suggest how some of these issues may be mitigated for example a flood risk and drainage strategy has been prepared, noting that watercourse easements and SUDs would be required, and open space provided to coincide with Hen Brook. An Initial Air Quality Review conducted proposes a noise barrier next to the proposed A428(A421) and climate measures suggest include building all homes to an EPC standard of B or above and using a 'fabric first' approach. A Travel Plan would be implemented to address sustainable travel principles and landscape guidelines produced.	
Deliverability / developability Proximity to the existing A428 and proposed A428 (A421) and East West Rail may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The majority of the site is within flood zone 1, although flood zone 2 and 3a and some surface water flood risk are present • The site is wholly greenfield and grade 2 agricultural land. • The proposed rerouting of the A428(A421) increases the likelihood of noise, light, air and visual pollution as does the potential East West Rail route, which could impede comprehensive site development • The site is reasonably accessible to St Neots town centre • Potential additional retail could support the immediate needs of a new community • The site could relate well to Wintringham Park to the west once complete having the potential to be integrated with the community (safe crossings and enhanced transport infrastructure permitting). • Landscape impact would require significant mitigation • Proximity to the new A428(A421) and potential East West Rail could potentially increase the likelihood of noise light, and visual pollution In combination the outcomes of the LAA and SA indicate that the site: • Has potential for development in the long term contributing to the housing needs of the district and supporting sustainable place-making • Would require flood mitigation • Would require significant infrastructure to create linkages into Wintringham Park • Access to A road networks would provide good long term road connectivity • Would be required to relocate or integrate powerlines • Would require substantial landscaping to minimise the landscape impacts of development • May be bisected by the proposed East West Rail route impeding integration or development of the site • Would need to integrate public rights of way
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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 54.47ha 34.94% net developable area allowed as guided by the site submission following the exclusion for: • 2ha for primary school • 0.5 ha for community centre • 22.38ha for natural green or open spaces • 5.5ha for biodiversity net gain • 5.06ha for flood mitigation 54.47ha x 34.94% = 19.03 ha	The net developable area is 19ha. 0.5ha is deducted for business hub 1ha is deducted for live/work hub and retail uses 17.5ha residential development area for a variety of market/affordable homes, self and custom build housing and specialist housing Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 0.525ha x 145dph = 76 homes • 7% of land at high density 85dph. 1.23ha x 85dph = 106 homes • 25% of land at moderate density 50dph. 4.38ha x 50dph = 219 homes • 55% of land at low density 35dph. 9.64ha x 35dph = 337 homes • 10% of land at very low density 25dph. 1.75ha x 25dph = 44 homes 781 total homes	Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration and further certainty on the EastWest rail route and delivery if the scheme is confirmed. Build out expected over 8 - 10 years.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Note: this calculation is indicative and may be subject to review if there is further certainty on the prospects of EastWest Rail coming forward, it is not taken into account in the above.	

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter resubmitted their masterplan for the site (drawing no.: 005 rev C, June 2023). As identified in the capacity calculation for the site, the capacity is indicative and subject to review based on further information on potential routes for East West Rail. Since the LAA was undertaken, the site is now not considered suitable for development in the short to medium term as the East West Rail safeguarded route runs through the site currently limiting development. Availability of land for development is therefore unknown.
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Abbotsley 3: Land East of St Neots

Site reference	Abbotsley 3
Site name	Land East of St Neots

Site address	Parish(es)	Site area (ha)
The site is located to the east of St Neots, Wintringham Park the A428	Abbotsley	Approximately 31.0

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and /or affordable homes - Specialist housing - Custom and self-build housing Commercial: - Employment (including care home) Supporting Infrastructure: - Primary school - Community centre - Health use Open space uses: - Natural, green or open spaces - Biodiversity net gain opportunities	Option A: up to 745 market and /or affordable homes approximately 70 specialist housing homes Custom and self-build housing to be confirmed Up to 40,000sqm employment (Knowledge Intensive Business Services - KIBS E(g) use class) and care home 2.3 hectares for primary school 17,000sqm for community centre and health use Up to 10.0ha (to be confirmed) for natural, green or open spaces	Available 2024 - 2028 Build out over 7 - 8 years

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
	Biodiversity net gain opportunities to be confirmed Option B: up to 655 market and /or affordable homes 2.3 hectares for primary school 17,000sqm for community centre and health use Up to 10.0ha (to be confirmed) for Natural, green or open spaces Biodiversity net gain opportunities to be confirmed	

Core information

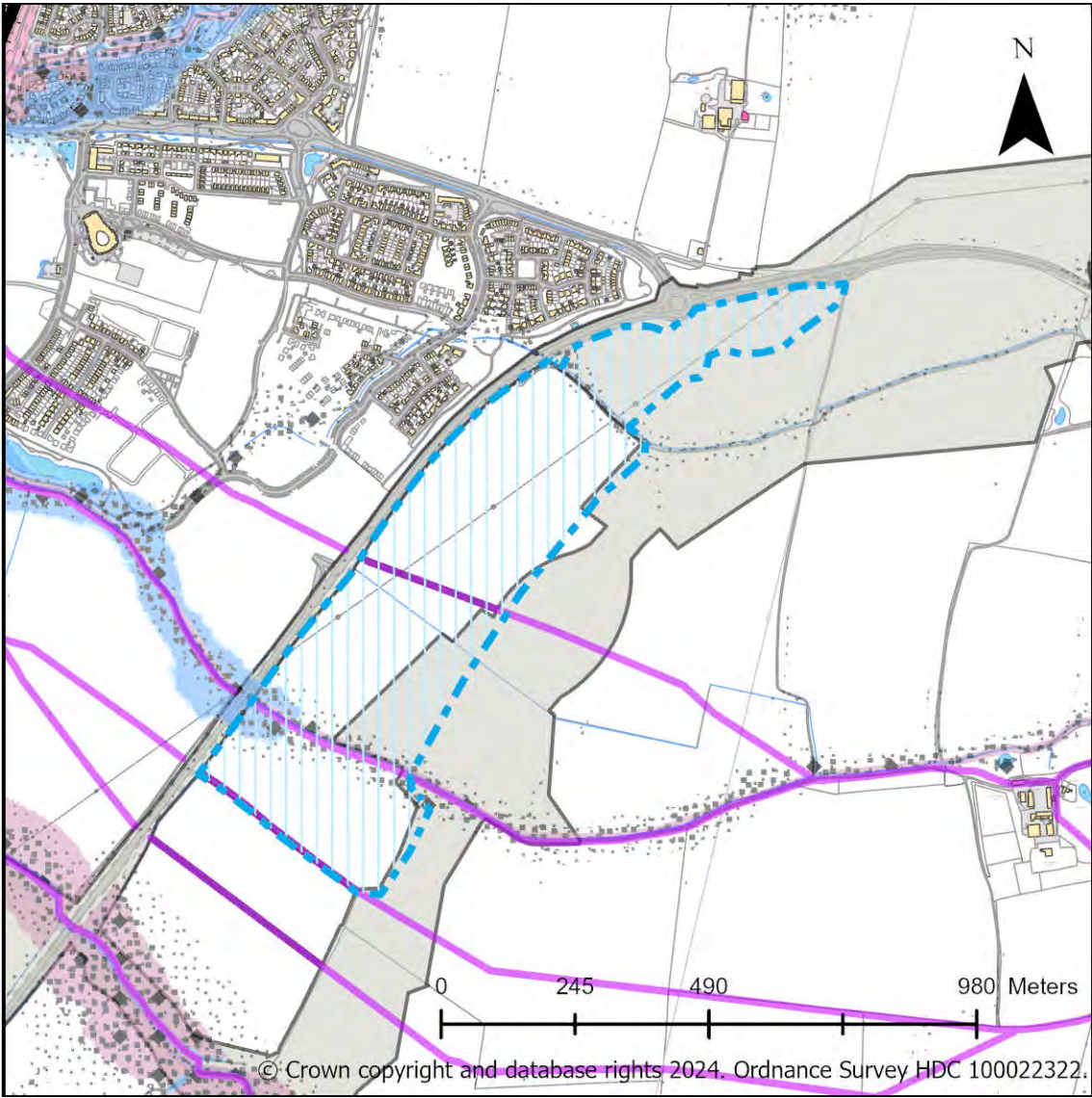
How was the site identified?	Call for sites 2023 submission: site reference – CfS:253
Relevant planning history	Application: 22/01344/FUL Proposed development: Archaeological excavation and engineering works with associated temporary change of use and formation of site compound comprising site offices, welfare facilities and off-road parking facilities as part of the A428 Black Cat to Caxton Gibbet improvements. Outcome: Permitted Development Consent Order - 2022 No. 934 Infrastructure Planning - The A428 Black Cat to Caxton Gibbet Development Consent Order 2022 (made 18 Aug 2022). Approval for 10 mile two land dual carriage way between the Black Cat junction and Caxton Gibbet Junction.

	A site in the same location but of a slightly differing size was submitted in the HELAA (December 2017): South east of A428 from roundabout with B1425 Cambridge Road, St Neots (077)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	• Call for Sites Submission - Representation Report • Initial environmental noise assessment for a proposed development off the A428 St Neots • Land East of St Neots - Vision Document • Landscape and Visual Appraisal • Landscape and Visual Appraisal - Appendix A.1 Figures 1 to 10 • Landscape and Visual Appraisal - Appendix A.2 Figure 11 • Landscape and Visual Appraisal - Appendix B Extracts from Published Landscape Character Assessment • Location Plan • Residential development Access Strategy Options • Technical Note - Transport and Access Considerations

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 majority of the site is within flood zone 1. A small proportion north of the south west corner of the site is located within flood zones 2 and 3a. Three drainage ditches traverse the site from east to west, one in the northern half of the site and two in the southern half.	

The southern and northernmost of which are susceptible to surface water flooding. The site is wholly classified as grade 2 agricultural land. Three public rights of way traverse the southern half of the site (east to west) one of which is on the southern boundary. The land slopes from north to south with an approximate level difference of 14m from the highest to the lowest points. The topography is consistent with the surrounding area and open countryside. The site is in use as agricultural land. The western edge of the site is bounded by hedgerow and trees. There is sporadic planting within the site. The site can be clearly seen from the public rights of way within the site, from the B1046 and Potton Road and is highly exposed in both the local landscape and in longer distance views from the B1046. Significant landscaping buffers would be required to mitigate the impact of the development. The A428 bounds the western edge of the site. Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park and Loves Farm 2) is located to the west and north of the site and is currently under construction with some homes already occupied. The A428 separates the submitted site and strategic expansion location making integration difficult to achieve until development on the eastern edge is complete. There is no known pollution or contamination and no gas/oil pipelines or associated buffer zones cross the site. A 132 kW power line runs over head north-east to southwest through the site. A second low voltage overhead line runs also north-west to south from Little Barford power station which is located to the south-west of the site beyond the railway line. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.	
Availability The site is in family control and development is supported by all landowners. There are no known legal restrictions and no identified uses to be relocated. The site promoter states that it is the intention that planning permission is obtained and then the land sold to a third party for development. The landowners suggest the land is available between 2024 and 2028 and likely to be delivered over 7 to 8 years depending on market conditions.	+
Achievability The landowner notes that access to gas supply is unknown; mains water and electricity supply are accessible from within the site and digital and telecommunications infrastructure accessible from the site boundary.	~

The northern section of the site and portions of the eastern part of the site fall within the A428 Development Consent Order boundary. Likewise the eastern edge of the site bounds the proposed rerouting of the A428(A421). This may potentially restrict development in the short term but the A428 upgrade is expected to open in 2027. Noise mitigation measures would be required to address the new A428(A421) rerouting and the current A428. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown. Air quality as a result of the new A428(A421) and East West Rail may also impact upon the proposed site. Access to the 'A' road network would provide good long term road connectivity and assist with the logistics of construction. Two overhead powerline routes traverse the site, mitigation would be required to relocate the powerlines underground, or address their presence which could impact viability of the site. Significant infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing built up area of St Neots - for example foot and cycle bridges. The site promoter provided supporting information to suggest how some of the constraints may be overcome including the screening of pylons by a green corridor which would run through the length of the site creating a network extension from Wintringham Park and into the wider countryside. Green buffers/ecology corridors are proposed to minimise the impact of the new A428(A421) and pedestrian and cycle routes included within the site and a Travel Plan prepared. Residential and access options include roundabouts and T-junctions	
Deliverability / developability There are no known legal or ownership constraints. Proximity to the existing A428 and proposed A428(A421) and East West Rail may impact on the scale, layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: The majority of the site is within flood zone 1, flood zone 2 and 3a and some surface water flood risk are present

• The site is wholly greenfield and grade 2 agricultural land. • The proposed rerouting of the A428(A421) increases the likelihood of noise, light, air and visual pollution as does the potential East West Rail route • The site is reasonably close to St Neots town centre, railway station, employment and education facilities • Potential additional employment, primary school, community/health centre and retail could support the immediate needs of a new community • The site could relate well to Wintringham Park to the west once complete having the potential to be integrated with the community (safe crossings and enhanced transport infrastructure permitting). • Landscape impact would require significant mitigation associated with topographical challenges • Proximity to the new A428(A421) and potential East West Rail could potentially could increase the likelihood of noise light, and visual pollution In combination the outcomes of the LAA and SA indicate that the site: • Has potential for development in the long term contributing to the housing needs of the district and supporting sustainable place-making. • Would require flood mitigation • Would require significant infrastructure to create linkages into Wintringham Park • Would be required to relocate or integrate powerlines • Would require substantial landscaping to minimise the landscape impacts of development • May be bisected by the proposed East West Rail route impeding integration or development of the site • Would need to integrate public rights of way
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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 31ha 60.32% net developable area allowed as guided by the site submission and vision document following the exclusion for: • 2.3ha for primary school	The net developable area is 18.7ha. 5ha is deducted for a care home, KIBS and Creative industry use class - E(g) and C2 use class 13.7ha residential development area for a variety of market/affordable homes.	Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration and further certainty on the EastWest rail route and delivery if the scheme is confirmed. Build out expected over 8 - 10 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
• 2ha for community centre and health building • 8ha for natural green or open spaces 31ha x 60.32% = 18.7ha	Mixed densities to reflect a range of densities reflective of large developments. • 3% of land at very high density 145dph. 0.41ha x 145dph = 59 homes • 7% of land at high density 85dph. 0.96ha x 85dph = 82 homes • 25% of land at moderate density 50dph. 3.43ha x 50dph = 172 homes • 55% of land at low density 35dph. 7.54ha x 35dph = 264 homes • 10% of land at very low density 25dph. 1.37ha x 25dph = 34 homes 611 total homes Note: this calculation is indicative and may be subject to review if there is further certainty on the prospects of EastWest Rail coming forward, it is not taken into account in the above.	

Updates after the Initial Assessment

As identified in the capacity calculation for the site, the capacity is indicative and subject to review based on further information on potential routes for East West Rail. Since the LAA was undertaken, the site is now not considered suitable for development in the short to medium term as the East West Rail safeguarded route runs through the site currently limiting development. Availability of land for development is therefore unknown.
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Abbotsley 4: Pear Tree Solar Farm, Abbotsley

Site reference	Abbotsley 4
Site name	Pear Tree Solar Farm

Site address	Parish(es)	Site area (ha)
East of St Neots and west of Abbotsley, south of Abbotsley Golf Hotel and Course.	Abbotsley	72.0

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Renewable Energy: Solar Farm	72ha Biodiversity Net Gain in excess of 10%	Available 2024 - 2028 Build out over 16 weeks

Core information

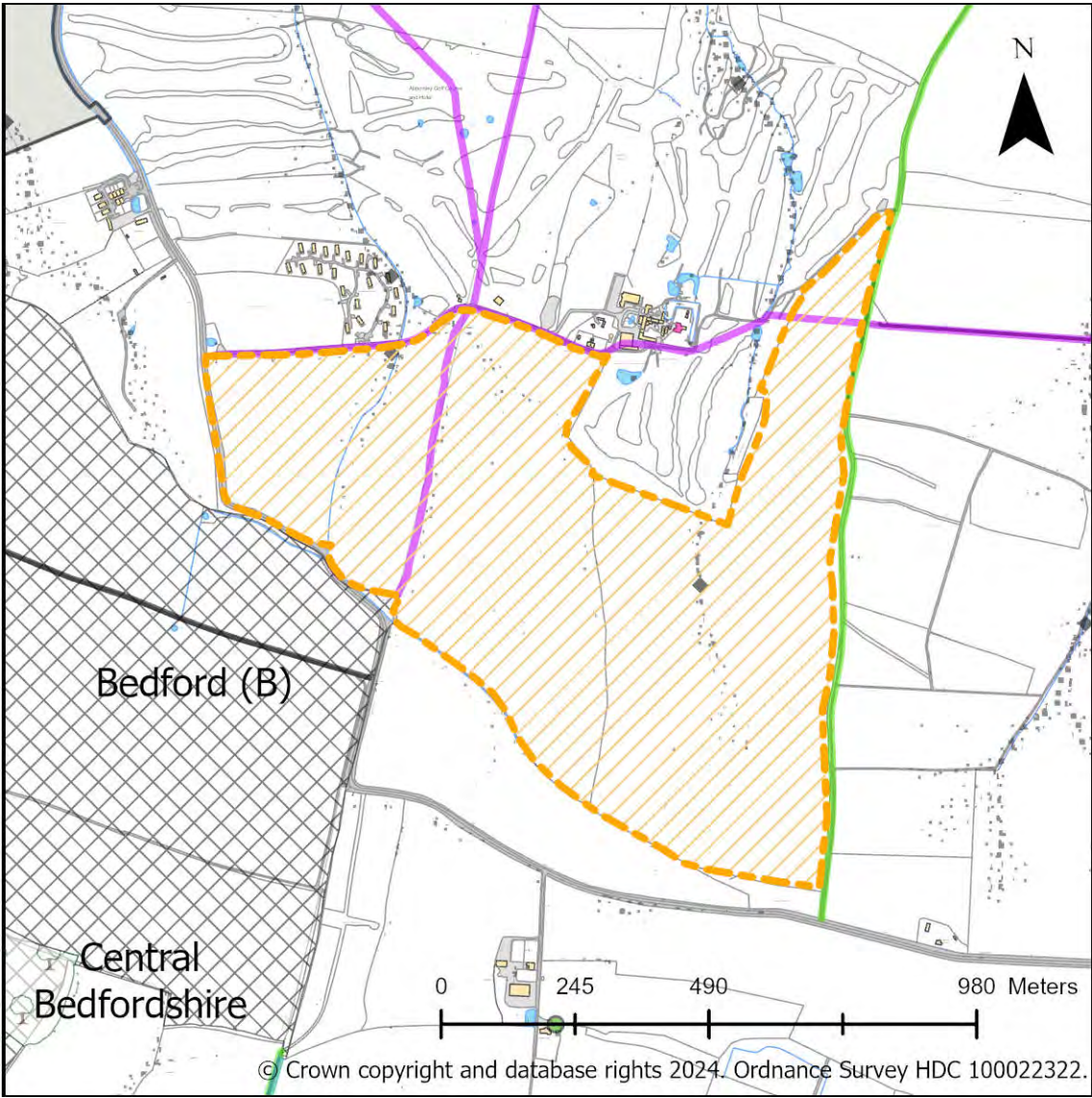
How was the site identified?	Call for sites 2023 submission: site reference - CfS:103
Relevant planning history	Application number: 23/01507/FUL Proposed development: Erection of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of underground high-voltage cable within public highway Outcome: Pending decision Application number: 23/01507/SCRE Proposed development: Erection of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of

	underground high-voltage cable within public highway Outcome: Unknown
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Pear Tree solar farm supporting statement (C5141-4 Eaton Ford Call for Sites Reps)

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site is within flood zone 1. Surface water flood risk runs north to south across the site from two main locations. The site is wholly classified as grade 2 agricultural land. The land slopes gently downwards from south to north. The site is consistent with the wider area which is predominantly agricultural land. The northern site boundary which adjoins	+
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Abbotsley Golf Hotel and Course is partially screened by a tree line. Potton Road to the west of the site is screened by a mixture of trees and medium hedgerows. Longer distance views into the site can be seen from the public rights of way and from the northern access road and Drewels Lane to the south (edged by small hedgerow). There is sporadic tree planting within the site and a wooded area bounding eastern boundary and south eastern corner. Three public rights of way traverse the site; one footpath is located in western half of site running north to south, one footpath is located along northern boundary of site running west to east and crossing into north eastern part of site and a bridleway runs along eastern edge of the site. The landscape impact would be limited given the boundary trees and hedging around most of the site. However, the impact from the southern aspect may be noticeable, limited landscape buffers may be required. The site promoter provides supporting information to suggest how some constraints may be overcome such as buffer zones either side of existing footpaths. Decommissioning of the site after a 40 year period to return the land to agricultural use with any legacy planting to remain. A planning application would be accompanied by a landscape and visual impact assessment and where possible hedgerows, trees, field patterns and strong boundary features will be used to mitigate the visual impact of solar energy developments. The site is in use as arable agricultural land and has no buildings within or immediately adjacent to the site. The presence of solar farms are compatible with agricultural land as they can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature. Solar farms can contribute to addressing climate change. There is no known pollution or contamination and no gas/oil pipelines and buffer zones cross the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.	
Availability The site is in single/individual company control and the land is optioned. The proposed development is supported by all landowners. There are no known legal restrictions. There appears to be no current uses on site requiring relocation. The site promoter states that it is the intention to acquire planning permission and then be delivered by a renewables company. The site is available between 2024 and 2028 and likely to be delivered over 16 weeks with a temporary use period of 40 years.	+
Achievability	+

The submission notes that access to gas, mains water and electricity supply are accessible from the site boundary as is the public highway and digital and telecommunications infrastructure. No gas/oil pipelines and buffer zones cross the site or electricity pylons/infrastructure. No noise impacts are expected from the use of the site. The site is surrounded on three sides by B and access roads which would provide connectivity and assist with the logistics of construction.. No additional major infrastructure would be required. Limited landscape buffers may be required and the retention of public rights of way though and adjoining the site. The site promoter notes that consideration will be given to the access roads, security fencing, lighting and any buildings so as to minimise its visual impact, whilst ensuring that the development causes no risk to public safety. A transport statement and construction management statement would also be provided to consider impact on highways network.	
Deliverability / developability There are no known legal or ownership constraints and minimal constraints to overcome. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is in flood zone 1 with surface water flood risk • The site is wholly classified as grade 2 agricultural land. • Consideration of impact on Eynesbury Hardwicke House may require mitigation • The site use compatible with agricultural land with potential to positively impact on agricultural land quality one use is removed. • Some agricultural uses would also be able to continue around and within the site. • the proposed use is classified as essential infrastructure meaning development is compatible. In combination the outcomes of the LAA and SA indicate that the site: • May help to contribute towards achieving net zero ambitions and address climate change • Is suitable for solar energy generation • Public Rights of Way would require integration

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 72ha 80% net developable area following land excluded for landscaping and Biodiversity Net Gain. 72ha x 80% = 57.6ha	Net developable area 57.6ha for a Solar Farm	Available 2024-2028 Build out over 4-8 months

Updates after the Initial Assessment

Site now has permission (23/01507/FUL). Therefore the site has not been taken forward as an allocation as development is approved.
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Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots

Site reference	Abbotsley 5
Site name	North of Wintringham Hall, Cambridge Road, St Neots

Site address	Parish(es)	Site area (ha)
The site is located to the East of St Neots, north of the A428 and Wintringham Hall	Abbotsley	19.0

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics	1,500 sqm of employment (Knowledge Intensive Business Services - KIBS - use class E(g) 15,000 sqm of logistics	Available 2024 - 2028 Build out over 2 - 3 years

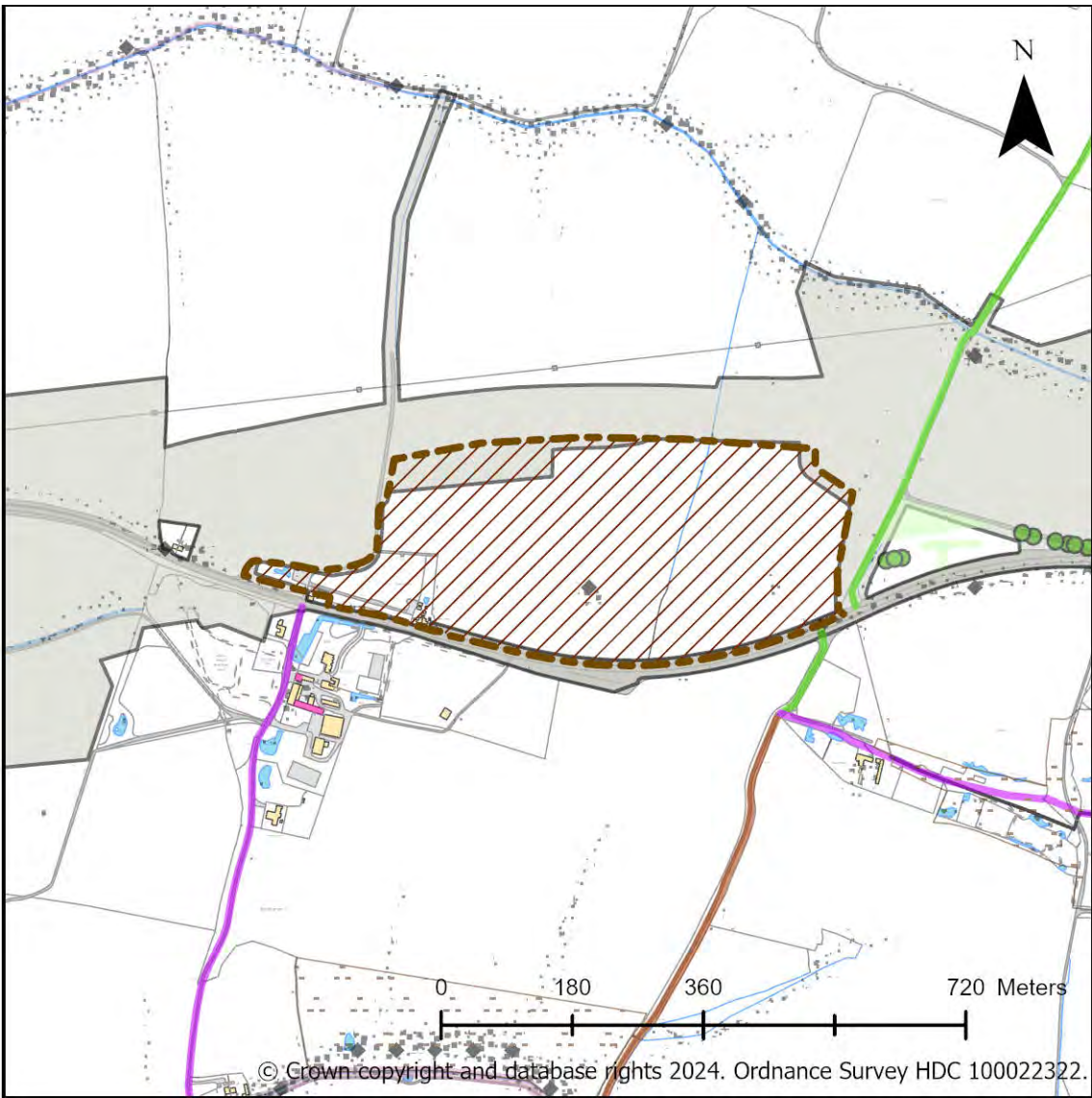
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:278
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission - Representation Report Land East of St Neots - Vision Document Landscape and Visual Appraisal Landscape and Visual Appraisal - Appendix A.1 Figures 1 to 10

	Landscape and Visual Appraisal - Appendix A.2 Figure 11 Landscape and Visual Appraisal - Appendix B Extracts from Published Landscape Character Assessment Location Plan Commercial Development Access Strategy Options Technical Note - Transport and Access Considerations
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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 located within flood zone 1. The site has elements of surface water flood along the southern boundary as well as associated with drainage ditches that enter the site from the north. The site is wholly classified as grade 2 agricultural land which is in arable use. The site is relatively flat just sloping slightly down from the south east corner to the north west and forms the higher part of the local landscape which falls away to the north west towards Fox Brook but continues at a similar elevation to the site towards the north east. The southern boundary is edged by trees and hedgerow which screen the site from the A428. All other boundaries are relatively open with just some sporadic hedgerow sections along the eastern boundary. The site is located in open countryside and views	~
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into the site can be currently seen from the bridleway to the east of the site. Long distance views can be seen from Priory Hill and public rights of way to the north of the site making it highly exposed from the north. Significant landscaping buffers would be required to mitigate the impact of any development on the adjoining countryside. Toll Gate Cottage is located just outside the south west boundary of the site and the semi-detached Wintringham Cottages are located within the southern boundary. The compatibility of the proposed land use and the significance of the properties and their setting would require further assessment.

The site promoter provides supporting information to suggest how some of the constraints may be overcome including a green buffer to the south and east and an ecology corridor to the north. The Vision Document presents the opportunity for a smaller cluster of employment buildings for KIBS and creative industries in the south western corner in keeping with surrounding properties, with large scale logistics buildings on the remainder of the land (8.00ha) separated by a green buffer.

There is no known pollution or contamination and no gas/oil pipelines and buffer zones cross the site. No known heritage assets are located within the site although the deserted medieval settlement of Wintringham and listed buildings at Wintringham Hall are located just to the south. There are no nature conservation assets within the site and there are no tree preservation orders affecting it.

As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.

Availability

The site is in single/individual company control and the proposed development is supported by all landowners. There are no known legal restrictions affecting the site. There are current residential uses on site which would require integration.

The site promoter states that it is their intention to acquire planning permission and then sell to a third party for development. The site is available between 2024 and 2028 and likely to be delivered over 2-3 years.

Achievability

There is no access to gas supply and access to digital telecommunications infrastructure for the site is unknown. Mains water and electricity supply are accessible from the site boundary. No gas/oil pipelines or their associated buffer zones cross the site and there are no overhead power lines or infrastructure within the site. Noise impacts are expected from the use of the site which would require mitigation.

The site has immediate access to the A428 from the southern boundary. Transport movements as a result of the proposed employment and logistics uses may impact on the safety of the local road network. The site is surrounded by the A428 Development Consent Order boundary with both northern and southern portions of the site directly impacted by the DCO boundary. The northern edge of the site bounds the proposed rerouting of the A428(A421) which may impact on potential accesses for the site and its orientation. The DCO may potentially restrict development in the short term but the A428(A421) upgrade is expected to open in 2027. Noise mitigation measures would be required to address the new A428(A421) routing as well as traffic on the current A428. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land (potentially being located to the north of the site), but this is currently unknown. Air quality as a result of the proposed use of the site, new A428(A421) and East West Rail may also impact upon the proposed site and existing residential properties. Integration of the proposed site with the existing properties would need careful consideration. Access to the A road network would provide good long term road connectivity and assist with the logistics of construction. The site promoter proposes access to the site via a new roundabout on the A428 and a second entry only junction opposite the entrance to Wintringham Hall. There is some flexibility regarding the type and quantum of employment uses on the site. Sustainable transport options proposed for employees may include walking, cycling or public transport infrastructure and the site promoters note that a Travel plan would provided.	
Deliverability / developability There are no known legal or ownership constraints. Proximity to the existing A428 and proposed A428(A421) and East West Rail may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk, or nature conservation designations, some surface water flooding is present • It is grade 2 agricultural land and wholly greenfield

• The site has potential to adversely impact nearby listed buildings • The site is in proximity to St Neots train station and a public right of way, but no substantial active travel links are available to facilitate non-motorised vehicular commuting • The site would be surrounded by the existing A428 and new route of the A428(A421). The local transport network may be impacted by the proposed uses • The proposed use could increase light, odour and visual pollution • The site is in open countryside and landscape impact of development would require mitigation • Successful integration of properties within and just outside the site would require careful masterplanning In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for employment and small logistics development • Would be surrounded by the new and old A428 which would require mitigation from light, air and visual pollution • Would require landscape integration • Would require a transport impact assessment and traffic movement and access solutions • Would require careful masterplanning to minimise impact on listed buildings and buildings within and nearby 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 19ha 60% net developable area following land being excluded for landscaping, integration of existing buildings and mitigation for impact on listed building, biodiversity net gain, movement of HGVs and mitigation from new and existing A428 19ha x 60% = 11.4ha	The net developable area is 11.4ha 8ha is for Logistics. (8ha of land at 0.40 plot ratio) x 10,000sqm = (8ha x 0.40) x 10,000 = 32,000sqm of logistics 2.4ha is for KIBS and Creative industries (Knowledge Intensive Business Services - KIBS E(g) use class) 2.4 ha of land at 0.35 plot ratio) x 10,000sqm = (2.4ha x 0.35) x 10,000	Available from 2029 subject to allocation. Build out expected over 2-5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	= 8,400sqm of E(g) use class	

Updates after the Initial Assessment

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Abbotsley 6: Abbotsley Golf Club

Site reference	Abbotsley 6	
Site name	Abbotsley Golf Club	
Site address	Parish(es)	Site area (ha)
Abbotsley Golf Club, Drewels Lane, Eynesbury Hardwicke, St Neots	Abbotsley	48.90

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing	500 - 1,000 homes Retirement complex - including limited retail and employment opportunities commensurate to the proposed scale and uses.	Available 2024 - 2028 Build out over 6 years

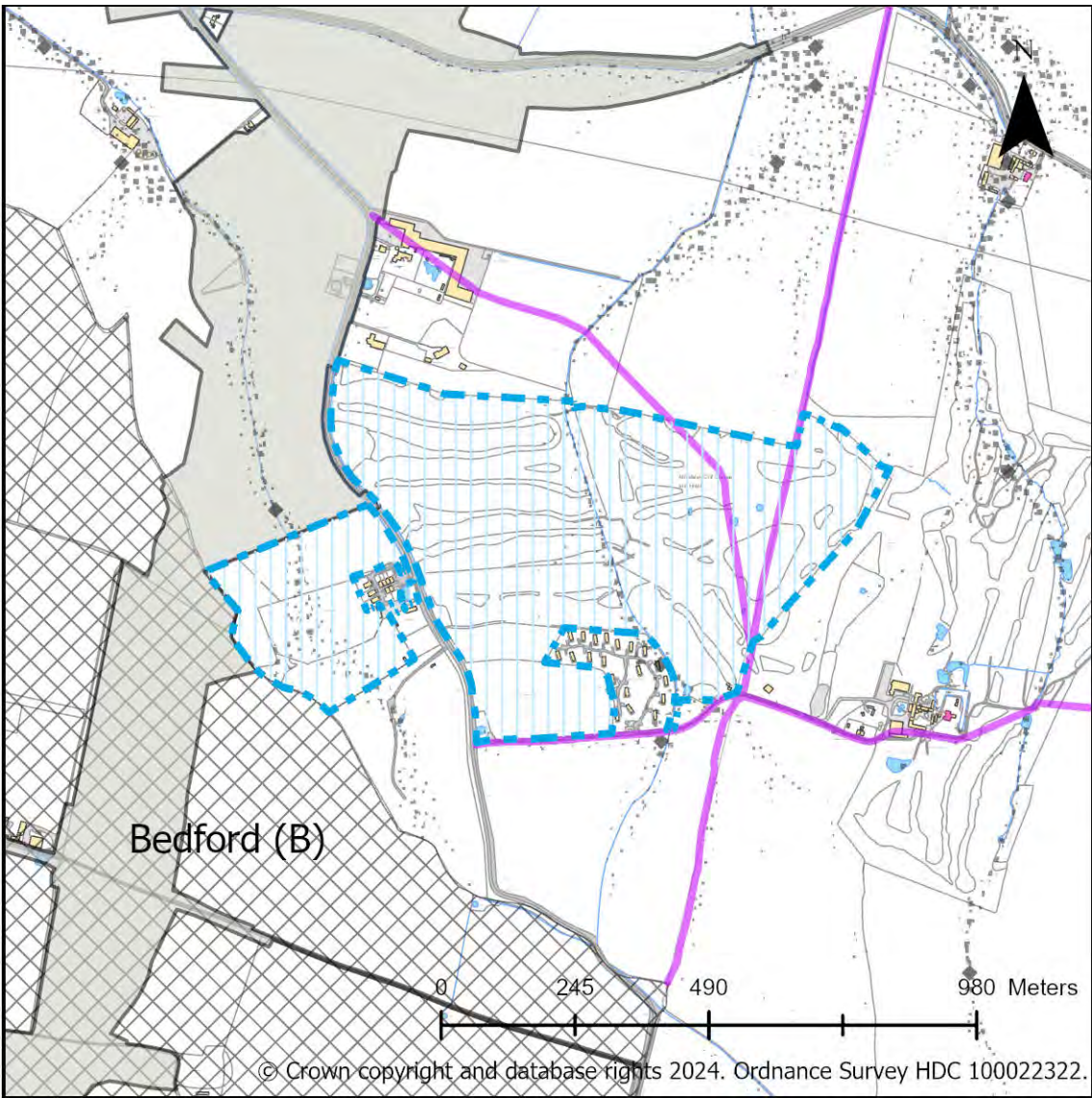
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:234
Relevant planning history	Application Number: 22/01129/S106 Proposed Development: Remove the obligation relating to the woodland area and the occupancy of the approved lodges for holiday use only - 91/0949 Outcome: Pending Decision. HELAA (December 2017) Abbotsley Squash Club and Cromwell Golf Course, South of B1046, Abbotsley (051)

Land type	Wholly greenfield land Note: Promoter considers land to be wholly previously developed land
Current use of the site	Leisure use
Supporting information	Bedford Borough Council Local Plan 2040: Plan for Submission April 2022 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 in flood zone 1. The site is separated into two parcels of land by Potton Road. The western section of the site shows surface water flood risk running north to south through the centre. The western portion of the site wraps around built development at The Range and Orchard House with the majority being grassland with hedgerows and intermittent trees fronting all boundaries including that to Potton Road. A strong tree belt sits within the site running west from The Range.	~
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The eastern section of the site experiences surface water flood risk through the centre of that part of the site and some ponds are present on site. The site is wholly classified as grade 2 agricultural land. The land slopes gently upwards from north to south. Two public rights of way traverse the site south to north from the southeast boundary. Mature trees and hedgerows surround the boundaries with Potton Road and the southern boundary. Longer distance views can be seen from within the site from the public footpaths. There is mature tree planting within the site associated with its landscaping as a golf course. Jenny Wissen Wood is located on the southern boundary of the site immediately east of Potton Road. The southern part of the site boundary excludes Abbotsley Country Homes holiday homes park which is largely screened by tree belts other than a small portion of their western boundary with the site. Further landscaping may be required to reinforce the amenity of users of this leisure site. The eastern portion of the site is currently laid out as a golf course. The northern boundary of the site is also largely contained by a hedgerow with sporadic trees. To the north west corner of this section of the site there are a couple of residential properties and a small cluster of low level industrial and warehousing buildings. Tall development within the site that exceeds the height of existing landscaping would be readily visible from multiple public viewing points and would likely have a detrimental impact on the landscape.

The site is in an isolated countryside location but bounds the proposed Bedfordshire local plan allocation: Policy HOU Little Barford New Settlement, which is to the west of the proposed site. At the time of assessment, the examination of the Bedfordshire Local Plan had been suspended and allocation of the proposed allocation (for 4,000 new homes with an estimated 3,800 to be delivered by 2040) is under question. Land within the proposed allocation had been set aside ('contingency land') for the new East West Rail route, the station for which is anticipated to be in Tempsford, south of Little Barford. The proposed East West Rail route may separate the submitted site and proposed allocation meaning integration with other nearby development would be difficult to achieve.

There is no known pollution or contamination and no gas/oil pipelines and associated buffer zones cross the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation areas affecting it.

As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.

Availability

The site is in single individual/company control and development is supported by the landowner. There are no known legal restrictions affecting the site. The submission states that it is the intention to acquire planning permission before selling the land a third party for development. The submission suggests the land is available between 2024 and 2028 and is likely to be delivered over 6 years.

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Achievability The submission notes that gas, mains water and electricity supplies are accessible from the site boundary as is digital and telecommunications infrastructure. The public highway runs through the site with the larger portion to the east. No gas or oil pipelines or associated buffer zones cross the site or overhead power lines/infrastructure. The north western and western boundaries of the western edge of the site are bounded by the A428 Development Consent Order boundary potentially restricting development whilst construction is underway. This route may in time result in noise impacts on the site. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown. Air quality as a result of East West Rail and the new A428(A421) may also impact upon the proposed site. Access to Potton Road would provide long term road connectivity and assist with the logistics of construction. The presence of major roads including the new A428(A421) and proposed East West Rail would require further measures to safely integrate the community from the submitted site with the proposed allocation at Little Barford (if it were to proceed to allocation), for example foot and cycle bridges. Integration or effective screening of the proposed site with the existing properties would need careful consideration. The site promoter provides some supporting information to suggest how some of these issues may be mitigated for example supporting infrastructure and green spaces and improved accessibility through the opportunity to provide a strategic road junction off the new A428(A4421) and proximity to the East West Rail station. It was also envisaged that the proposed allocation at Little Barford (it it were to proceed to allocation) would create sustainable transport links which could serve the future residents at Abbotsley through improved connectivity at Little Barford.	~
Deliverability / developability There are no known legal or ownership constraints. Proximity to the A428, new A428(A421) and proposed East West Rail may impact on the layout and mix of uses appropriate on the site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

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

• The site is not constrained by fluvial flood risk but some surface water flood risk is present • The site is wholly greenfield and grade 2 agricultural land • The site is in an isolated countryside location and integration with nearby residential areas would not be feasible • The status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement (where further integration is proposed is also currently unknown) • The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential East West Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site and further separating the site from the proposed Little Barford allocation • Impact on the countryside would be significant due to the site's current isolated location and size • Access to the railway station via motorised vehicle is within reasonable distance, as is access to St Neots town centre, education and employment opportunities. In combination the outcomes of the LAA and SA indicate that the site: • Is not appropriate for development and does not supporting sustainable place-making • The site would be separated and dissected by the new A428(A421) and potentially East West Rail making integration with any potential development in Bedfordshire difficult to achieve without significant infrastructure and could impede achievability of development • Major infrastructure would be required to support development
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

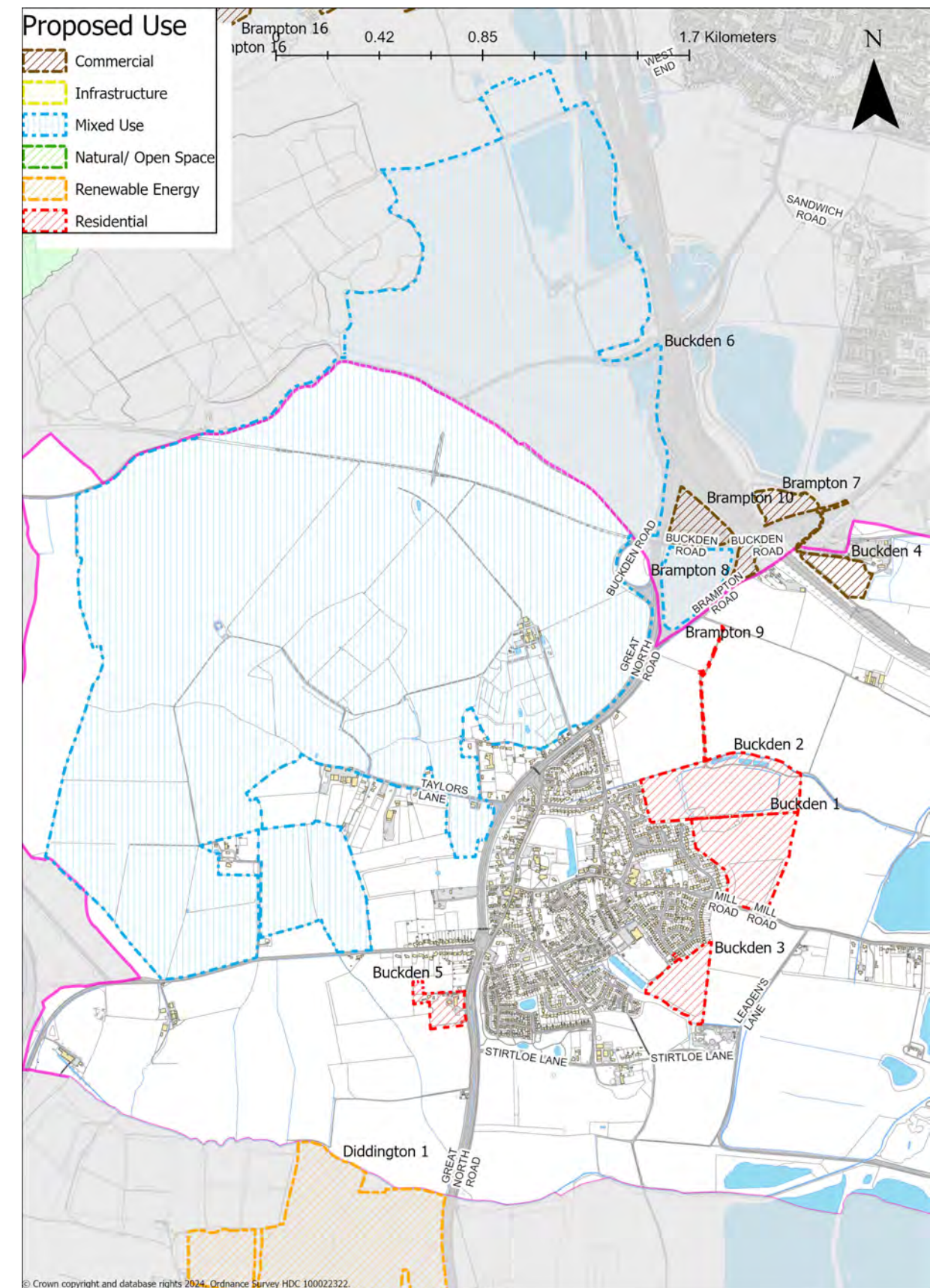
In response to the Autumn 2024 consultation, the site promoter submitted additional supporting plans and documents, these are listed below and demonstrates the site promoter has explored the potential for a larger proposal whilst providing a masterplan for the current land proposed: • Bedford Borough Council Local Plan Inspectors letter - November 2023 • Bedford Borough Local Plan 2040 Statement of Common Ground between Bedford Borough Council and Lands Improvement Holdings (The Executors of the Late Nigel Alington) - May 2023 • Capacity Plan (drawing no.: 01152_02 rev 00, July 2024) • Constraints Plan (drawing no.: 01152_01, rev A, July 2024)
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- Vision Diagram (wider area) (drawing no.: 01152_03, rev 01, August 2024)
- Vision Diagram (drawing no.: 01152_03, rev 01, August 2024)

Buckden

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

- Buckden 1: Land at Mill Road, Buckden
- Buckden 2: Land South of the B1514, Buckden
- Buckden 3: Land off Vineyard Way, Buckden
- Buckden 4: Brampton Road, Buckden
- Buckden 5: Land at Westfield Farm, Great North Road, Buckden
- Buckden 6: Land West of A1 from Buckden to Brampton - this site crosses over into Brampton parish but is assessed here as the majority of the site areas falls within Buckden parish.



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



Buckden 1: Land at Mill Road, Buckden

Site reference	Buckden 1
Site name	Land at Mill Road, Buckden

Site address	Parish(es)	Site area (ha)
North east of Buckden, with Mill Road forming the southern boundary	Buckden	11.70

Promoter's Intentions

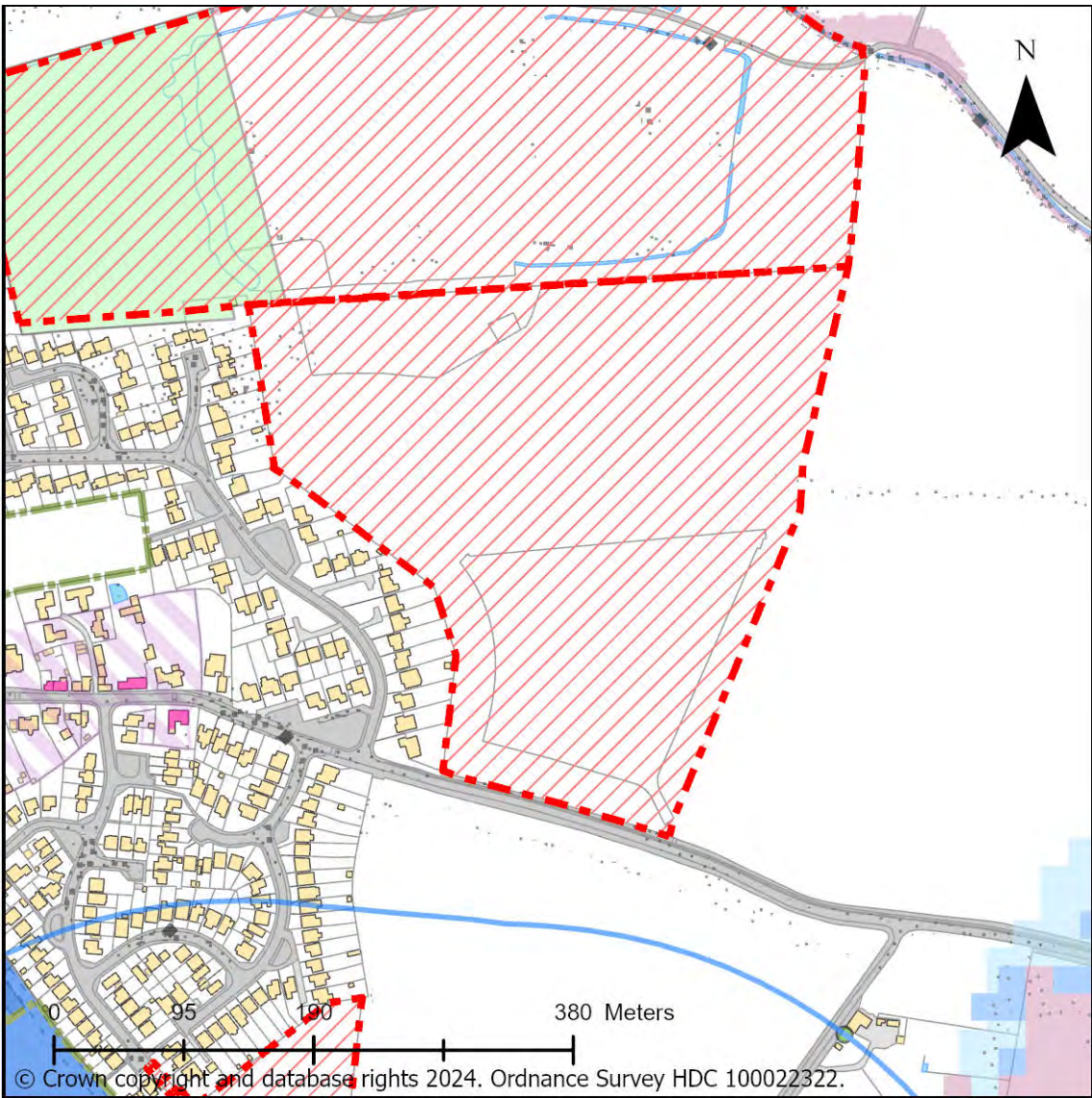
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	230 homes	Available 2024 - 2028
Market and/or affordable housing	3.86 ha	Build out over 4 - 5 years
Open space:		
Natural, green and open space		

Core information

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:294
Relevant planning history	Application number: 18/01395/OUT Proposed development: The erection of up to 195 dwellings with public open space, landscaping and sustainable drainage system (SuDS). All matters reserved. Outcome: Withdrawn on 17th March 2023
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Responses to the Issues Engagement Paper (July 2023)

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
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 placing it at low flood risk. It is classified as grade 2 agricultural land which is in arable use with no buildings in it. The landform is a continuation of the gentle slope rising up from the River Great Ouse to the east into the village with the highest point being in the south west corner. The northern boundary of the site comprises hedgerows and trees which limit views through to the disused sand and gravel pit and the Settling Bed county wildlife site that adjoins the north western corner of the site. The eastern boundary is very open with a narrow, low level hedgerow providing limited separation from the adjoining field. Mill Road forms the southern boundary of the site which is lined by a substantial hedgerow with some trees providing effective screening of the site from the	~
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road and an attractive rural approach to Buckden. To the south of Mill Road is further level arable land also bounded by a substantial hedgerow. The western edge of the site adjoins residential properties on Greenway and Hoo Close which predominantly have hedgerows and trees separating their rear gardens from the site. Overall the site sits well within the wider gently undulating arable landscape. The nearest public rights of way are at some distance from the site. Long distance views from the Ouse Valley Way to the east are limited by hedgerows and trees around the intervening lakes; those from the public right of way along Diddington Brook are well screened by trees and hedgerows. Leaden's Lane which runs south from Mill Road sits lower in the landscape than intervening land to the west which reduces any visibility of the site from there. Development would necessitate removal of some of the southern boundary trees and hedgerow to facilitate access to the site would increase its visibility from Mill Road and the wider landscape to the south east. A strong landscaping buffer would be needed on the eastern edge to reduce the impact on the Great Ouse Valley green infrastructure priority area which follows the course of the river to the east of the site. Natural landscaping would also be essential to facilitate connections between the Settling Beds county wildlife site and the wider Great Ouse valley ecological network.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is not within the Buckden conservation area although at its nearest point is just 110m away and around 200m away along Mill Road. It does not contains any listed buildings or other known heritage assets. The north eastern parcel of the site is designated as being within the Great Ouse Valley green infrastructure priority area. The site also adjoins the Settling Beds county wildlife site which is covered by an area tree preservation order. The site can potentially be accessed from Mill Road. Investigations during the previous planning application indicated that the potential amount of traffic generation from the site may have significant impact on the local road network and capacity and safe operation of the Buckden roundabout on the A1.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is wholly covered by a minerals safeguarding area for sand and gravel; consultation would be required with Cambridgeshire County Council to determine the prospects of the site being a workable resource. It is beyond the 400m buffer around a water recycling site.

Availability

The site is owned and controlled by a single family which supports its development; a planning promotion agreement is in place with a consultancy. There are no known legal restrictions affecting the site. The promoter proposes the site will be delivered by obtaining planning permission before being sold to a third party for development. There are no current uses to be relocated. The promoter suggests the land would be available 2024-2028. Given the timescales anticipated to achieve the desired allocation availability post 2028 is more realistic.

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Achievability Mains water, digital and telecoms infrastructure are accessible from the site boundary with gas supply and electricity not being immediately available. The site has a boundary to Mill Road and the site promoter acknowledges the achievability challenges faced by their 2018 planning application for development of the site and the need for further highway investigations. Highways mitigation works are expected to be required potentially including works to the Buckden roundabout on the A1 which may have significant viability challenges. The site comprises broadly level ground and there are no known topographical challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present.	~
Deliverability / developability There are no known legal or ownership constraints. There are no structures on site to clear but there are very significant constraints that require mitigation. Landscaping, impact on the Great Ouse Valley green infrastructure priority area and Cambridgeshire Wildlife Site and impact on highways are key development considerations within a future masterplanning of the site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore 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: - It comprises the grade 2 greenfield agricultural land - Has reasonable access to local social and educational facilities but it is remote from retail and employment destinations - Some limited public transport access but access to the site from Mill Road could have significant impact on the capacity and safe operation of the A1 and the Buckden roundabout - Development would not enhance or protect the Settling Beds county wildlife site and the wider Great Ouse valley ecological network - Development would not contribute to protecting the form and character of the surrounding townscape and landscape In combination the outcomes of the LAA and SA indicate that the site:
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Is inappropriate for a built development due to impact on nearby green infrastructure assets and highway constraints
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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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Buckden 2: Land East of Bishops Way, Buckden

Site reference	Buckden 2	
Site name	Land East of Bishops Way, Buckden	
Site address	Parish(es)	Site area (ha)
Land east of Bishops Way/ South of the B1514, Buckden, St.Neots, PE19 5TZ (nearest postcode)	Buckden	14.36

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	162	Available from 2024 - 2028 Build out over 4 years

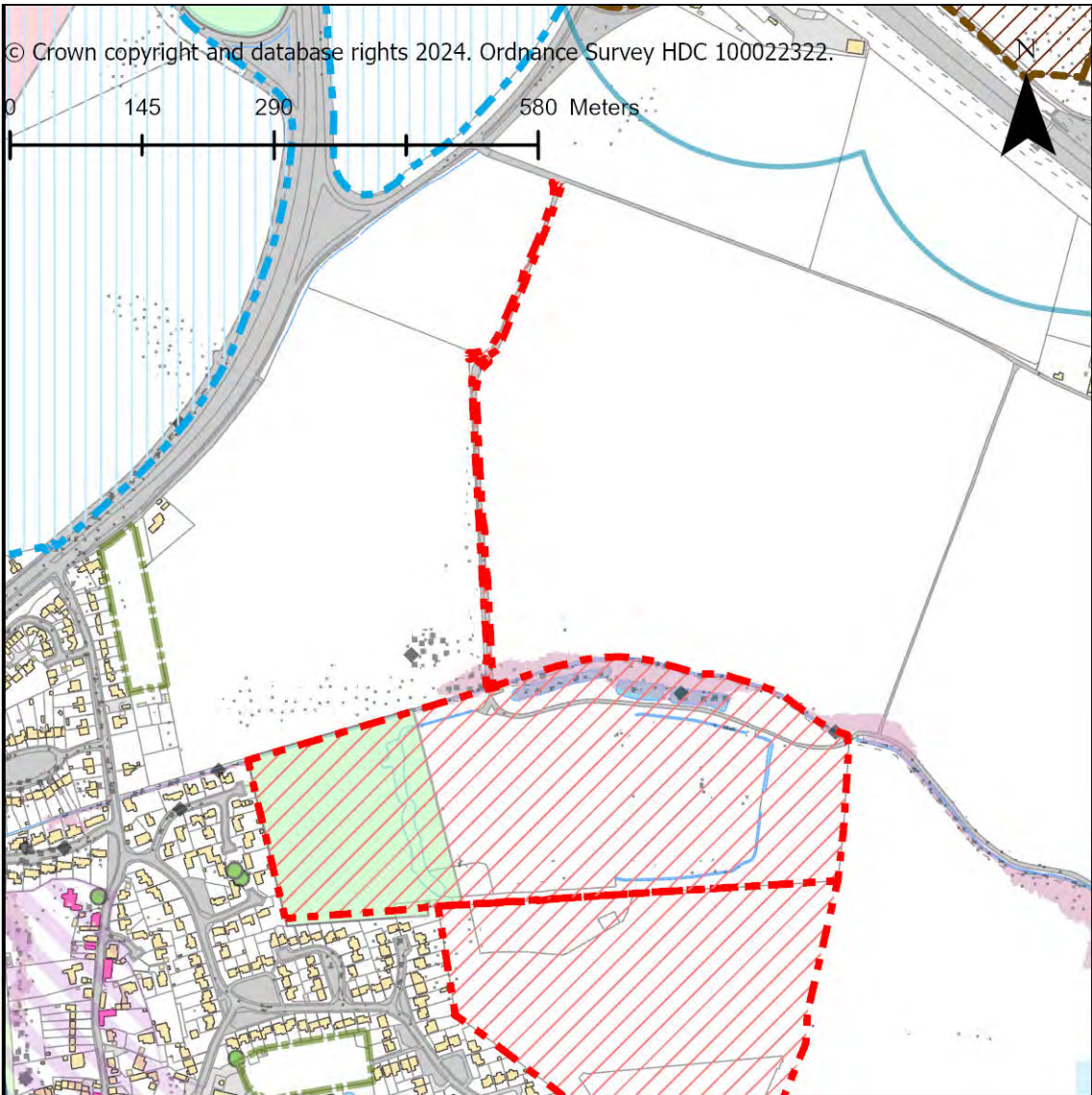
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:210
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Other (county wildlife site and former gravel works)
Supporting information	Call for Sites 2023 - Buckden - Covering Letter (July 2023)

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability The site wholly in flood zone 1 but there is risk of surface water flooding as there is a stream that runs through the northern part of the site joining a lake about 560m away from site; there are also small ponds near the north eastern edge of the site. Around 15% of the site is classified as grade 3 agricultural land and the rest as grade 2 agricultural land. However, the western quarter is predominantly covered in trees and shrubs which are designated as the Buckden Settling Beds county wildlife site, with the trees also protected by a tree preservation order. The remainder of the site is levelled former sand and gravel workings. The site is relatively flat with a slight slope up from the Ouse Valley to the east towards the existing edge of Buckden. It is contiguous with the broader landscape of the Ouse Valley. The northern boundary is predominantly trees and hedgerows with a small copse in the centre of this boundary. Beyond this new residential development is permitted. The eastern boundary comprises a hedgerow with trees dispersed throughout the easternmost 100m of the site. The southern boundary is the most open with an approximately 15m wide belt of hedgerows and shrubs. Collectively these provide reasonable screening from the adjoining countryside. The western edge of the site is fully covered with trees extending approximately 150m into the site forming the county wildlife site. However, immediately adjoining the western edge are residential properties at Bishops Way with homes on Aragon Close and Hoo Close adjoining a small portion of the south western boundary. The nearest public right of way is the Ouse Valley path over 1km to the east with views limited by intervening lakes, trees and hedgerows. Glimpsed views may be obtained from the road network to the north but these are largely obscured by trees and hedgerows. The site is relatively isolated in its countryside setting and development would have a substantial impact on the local landscape. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is not within the Buckden conservation area, it contains no listed buildings and no other known heritage assets. The western part of the site is recognised as a county wildlife site and covered by a tree preservation order, and the eastern part of the site lies within the Ouse Valley green infrastructure priority area. The site has very limited access to the public highway network via a long track; however, the site promoter proposes putting an access in through the county wildlife site to connect to Bishops Way. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is wholly covered by a minerals safeguarding area for sand and gravel; consultation would be required with Cambridgeshire County Council to determine the prospects of the site being a workable resource. It is beyond the 400m buffer around a water recycling site.	-
Availability	+

The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The promoter suggests the land would be available 2024-2028 and would be delivered by a master developer. Given the timescales anticipated to achieve the desired allocation availability post 2028 is more realistic.	
Achievability The site promoter acknowledges that access to electricity, gas, water and digital and telecommunications infrastructure from the site boundary are currently unknown. The site is relatively level but is constrained by the risk of surface flooding from ponds and drainage ditches particularly near its northern boundary. The site is also constrained by the classification of the eastern parcel as a green infrastructure priority area and recognition of the western parcel as a county wildlife site. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site access is currently from a long track to the north adjoining with B1514. The site promoter proposes cutting an access through the county wildlife site and linking into Bishops Way. Although there is a turning head, there is a strip of land approximately 10m wide between the site boundary and the public highway which is in the ownership of the two adjoining houses; acquisition may significantly impact on achievability. There are no built structures on the site that require clearance. The site promoter seek residential development of 162 homes.	-
Deliverability / developability There are no structures on site to clear but there are significant constraints that impede the development of the site. Impact on the Great Ouse Valley green infrastructure priority area, County Wildlife Site and the the wider ecological network of the Ouse Valley would be detrimental. Also, access to the site from Bishops Way may be unachievable. 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, due to significant constraints that impede the development of the site, impact on the Great Ouse Valley green infrastructure priority area, County Wildlife Site and the the wider ecological network of the Ouse Valley. Access to the site from Bishops Way may also be unachievable.
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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

During the Autumn 2024 consultation, the site promoter submitted an illustrative masterplan for the site alongside a letter to justify their proposals. A key issue with this site is integration with the existing built form as development would be separated by the CWS and also impact on the Great Ouse Valley landscape as the site extends eastwards. Another issue is the ecological impact including impact to the CWS. No ecological assessment has been provided. It is considered that the site promoter's letter does not adequately address the Council's concerns, therefore the assessment is unchanged and the site is still considered inappropriate.

Buckden 3: Land off Vineyard Way, Buckden

Site reference	Buckden 3
Site name	Land off Vineyard Way, Buckden

Site address	Parish(es)	Site area (ha)
Land off Vineyard Way, Buckden	Buckden	4.77

Promoter's Intentions

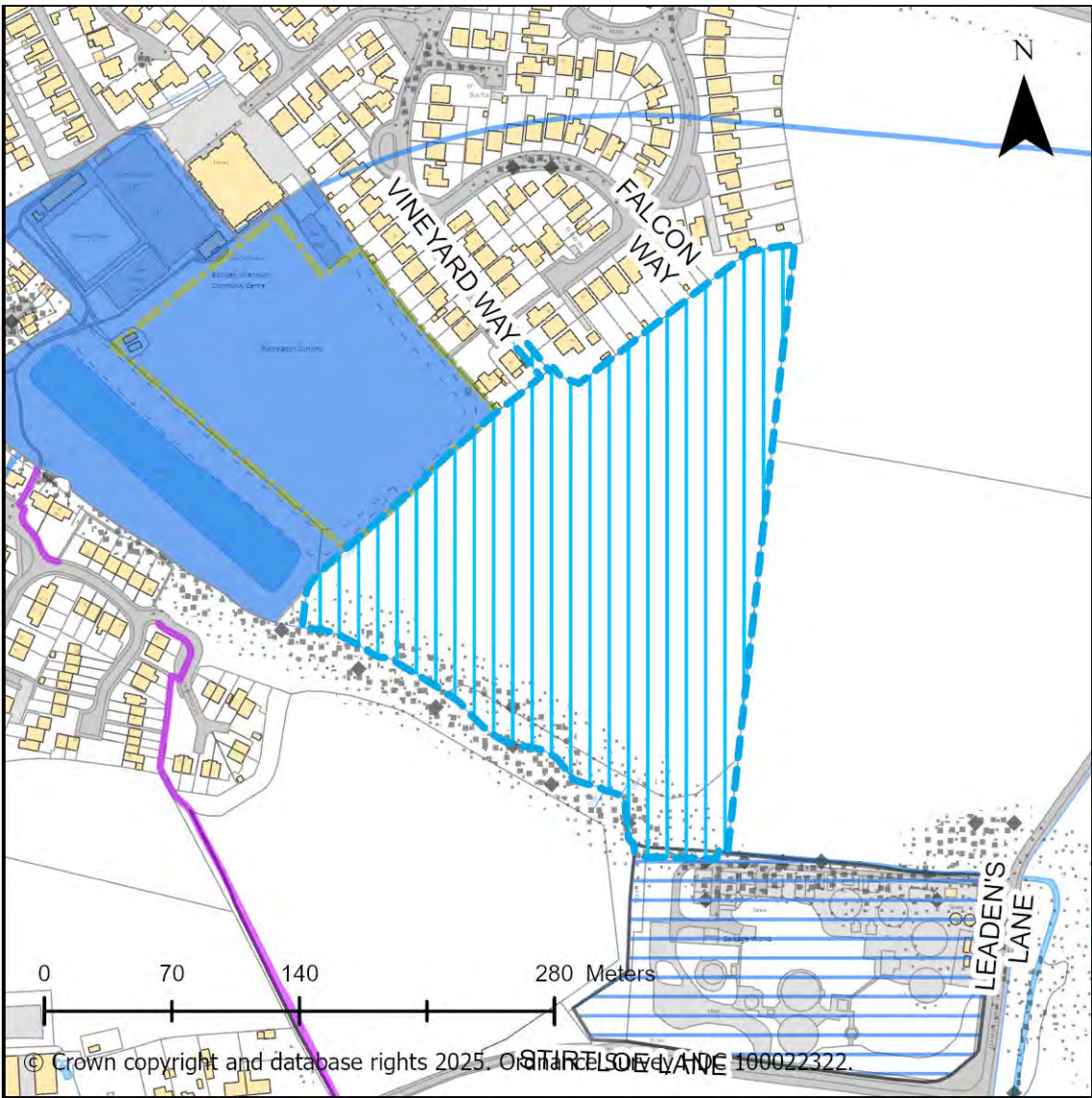
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Open space: - Natural, green and open space	5 homes Biodiversity net gain, and community uses including allotments, recreation and open space	2024 - 2028 Build out in 1- 2 years

Core information

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:93
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	- Highways Statement (June 2023) - Supporting Call for Sites Statement (June 2022) - Land Promotion Plan (drawing number: 22321_02 revision B) (May 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 wholly within water recycling area but has submitted an odour assessment.	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, there is surface water flood risk along the southern edge of the site. The site is classified as being predominately grade 3 agricultural land with the north eastern corner being grade 2. The site gently slopes downwards towards its southern edge by some 5m. It is clearly defined by trees and vegetation along all of its boundaries. The site is located on the south eastern edge of the built form of Buckden with residential properties adjoining its northern boundary as well as sports pitches to the north west. To the south is Buckden sewage works and to the east is open countryside.	~
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There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Telecommunications cables also run over the north eastern corner of the site. There are no heritage or nature conservation designations on site. There is currently an access from Park Road, the submitted Highways Statement states that it is possible to achieve an access that meets Cambridgeshire County Council requirements, the feasibility of this access for the proposed development will need to be further investigated to ensure that safe access can be secured at this point. The site is greenfield land so will not contribute to the 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 within 400m from a water recycling site. They identify that residential development will be located on the northerly part of site furthest from the WRA but still within 400m of it, with the remainder of the site providing associated open space and biodiversity net gain, and community uses including allotments, recreation and open space. Integrating the open space with the existing sports pitches to the north west may be challenging as this would likely require the removal of some trees in order to create an access and through link as indicated by the site promoter's proposed site layout plan. The odour assessment concludes that in their view 'the results of the assessment, based on the indicative development plans, concluded that the Buckden STW would have a Negligible Risk of odour impacts and a resulting Negligible Effect upon future residents. The residual effect will be not significant, with no requirement for mitigation, provided that the site layout does not change significantly.... although it is recommended that this assessment be reviewed at planning application stage, when final site layout is confirmed'.	
Availability The site is in the ownership of a single family with all members supporting its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to deliver the site directly via the landowner and suggests the land would be available between 2024 and 2028. It could take between 1 and 2 years to complete.	+
Achievability The site promoter has identified that all main services are unknown apart from the public highway being accessible from the site boundary. There are no buildings on site to clear. The access will require further investigation onto Park Road. Additionally, overcoming any odour impacts on residential amenity will be a critical factor to overcome and further investigations and agreement with Anglian Water will be required to inform the site layout and acceptability of development on this site. Telecommunications cables run over the north eastern corner of the site which may impact the layout of the scheme.	~
Deliverability / developability	~

There are no existing structures to clear, the site is located in a sensitive location being so close to the sewage works. The site promoter seeks to deliver the site directly via the landowner. No planning application has been submitted on site and there are cumulative constraints to overcome, considering these the site is categorised as being developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • It comprises greenfield land classified as mostly grade 3 but with some grade 2 • Has good access to local social and educational facilities but it is remote from retail and employment destinations • Has reasonable sustainable travel connections via bus but not rail • Is not constrained by nature conservation designations or by heritage assets • It adjoins the southern edge of the built form of Buckden so does relate to the existing settlement however integration may be more challenging based on the achievability of the access • Could provide some additional open space and community facilities In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for a built development due to its proximity to the sewage works and the feasibility of achieving a suitable highways 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
Capacity calculation not undertaken as site is inappropriate for development based on its proximity to the sewage works and highways constraints.	N/A	N/A

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted an odour assessment in support of their site. This assessment means that the site can progress to a detailed assessment.

Buckden 4: Brampton Road, Buckden

Site reference	Buckden 4
Site name	Brampton Road, Buckden

Site address	Parish(es)	Site area (ha)
Land between Tin Lid and Station House Brampton Road Buckden	Buckden	2.80

Promoter's Intentions

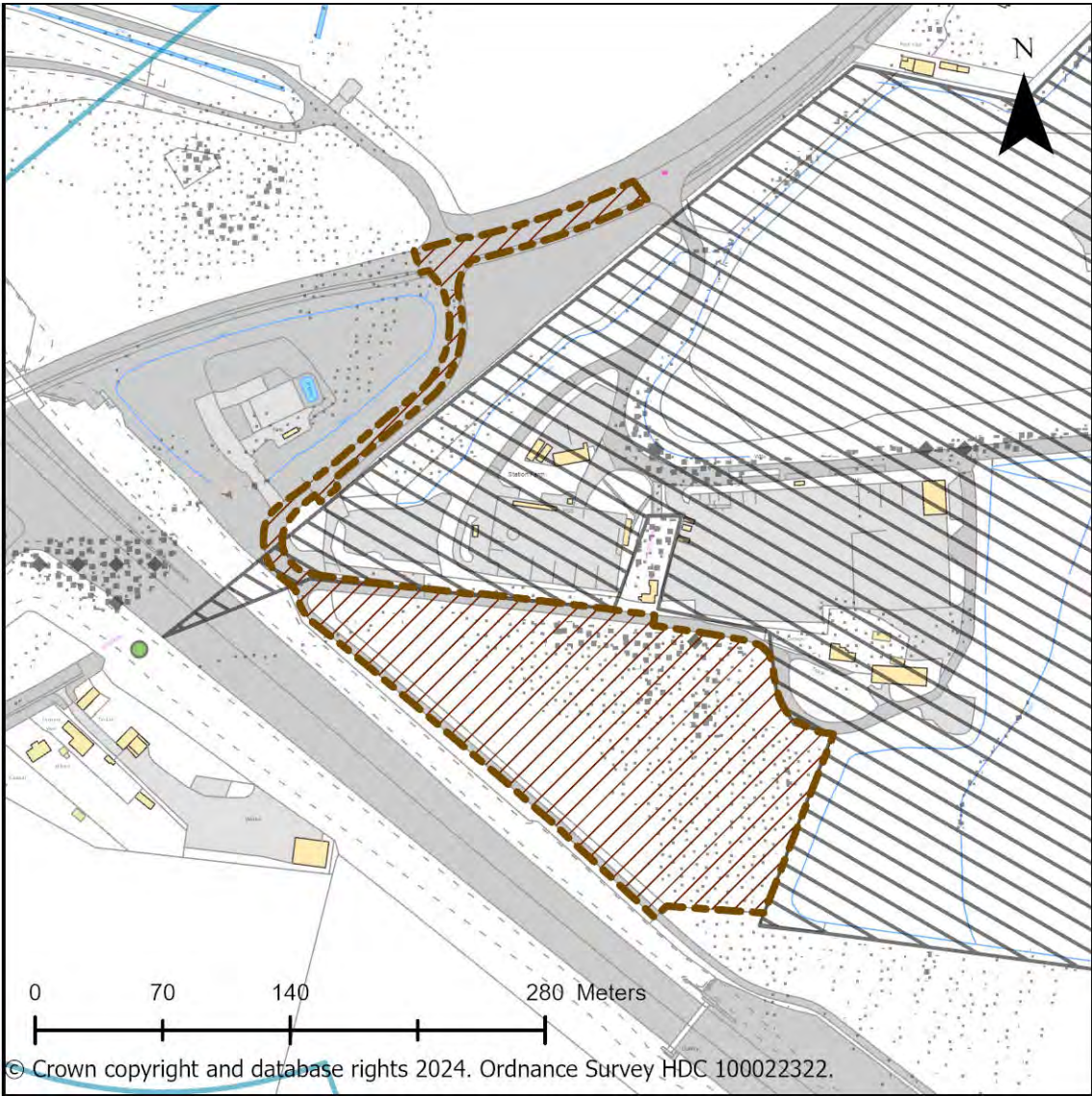
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Employment	8,678 sqm	Available 2023 Build out over 2 - 4 years

Core information

How was the site identified?	Call for sites submission 2023: site reference - CfS:281
Relevant planning history	21/00651/OUT - Outline application, with details of access, for Business Park comprising Use Classes E, B2 and B8. Appeal against non-determination was dismissed in April 2024.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission Statement (June 2023)

Fundamental Constraints

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

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 and actually adjoins the WMA.	N/A	N/A

Updates after the Initial Assessment

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 instead as it adjoins the 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. Therefore, the outcome of the assessment remains unchanged.

Buckden 5: Land at Westfield Farm, Great North Road, Buckden

Site reference	Buckden 5
Site name	Land at Westfield Farm, Great North Road, Buckden

Site address	Parish(es)	Site area (ha)
Land at Westfield Farm, Great North Road, Buckden	Buckden	2.45

Promoter's Intentions

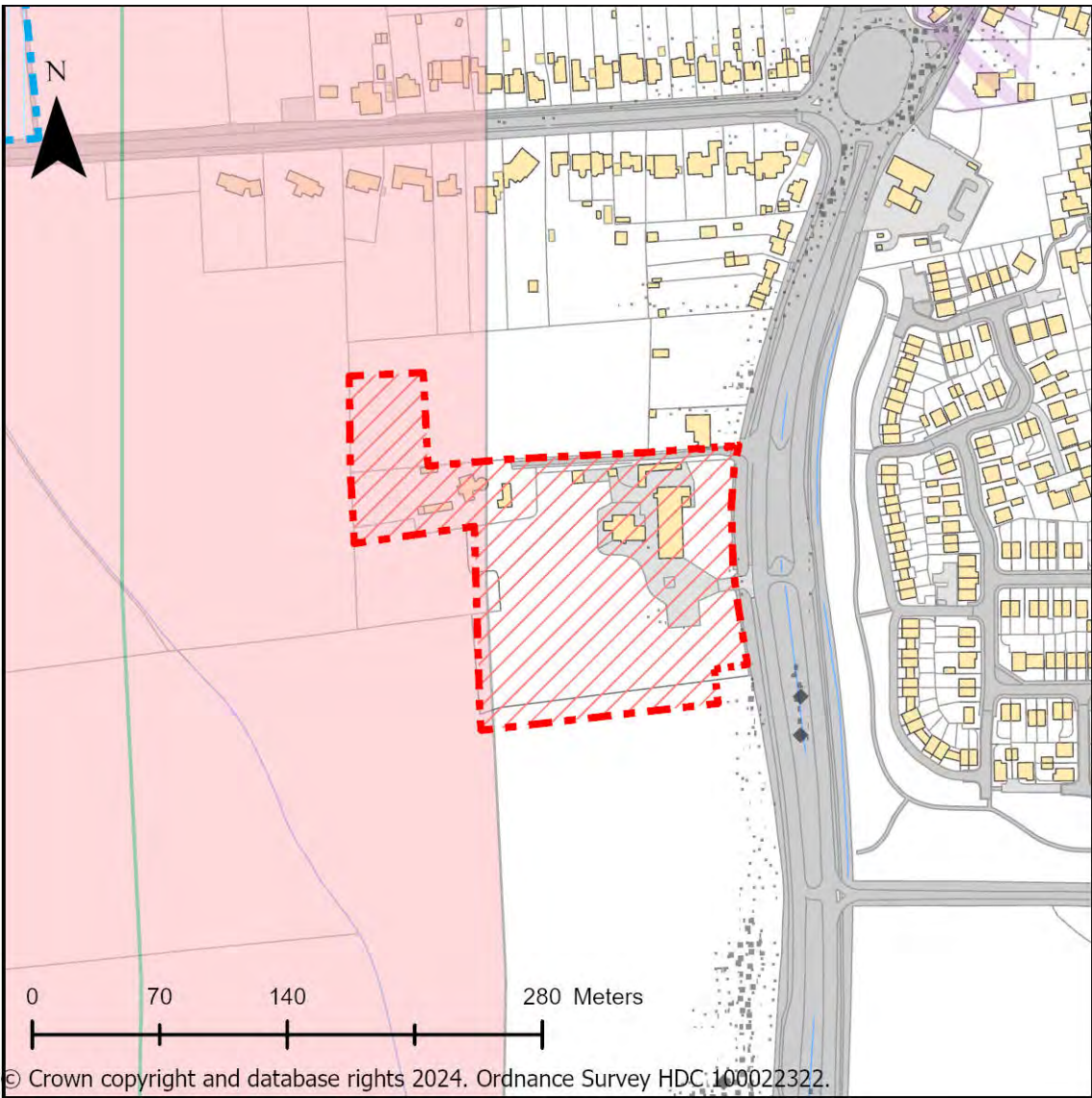
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Self and custom build housing Open space: - Natural, green for open spaces - Biodiversity net gain opportunities	38 homes (16 market and 12 affordable homes) 2 self and custom build plots 0.2 ha for open space 0.25ha for biodiversity net gain	Available 2024 - 2028 Build out over 1 - 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:311
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1 but there some pockets of surface water flood risk within the site mostly concentrated within the portion closest to the A1. The site is classified as being predominately grade 2 agricultural land with the eastern most third of the site being grade 3. The site is slightly higher along the western edge and slopes downwards towards the A1. The rising land to the western edge forms part of a larger landscape feature which continues to rise to the north west across Perry Road. The site is most constrained visually on its eastern side where a mixture of trees, hedgerows and fencing largely obscures the site from view from the footpath which runs along the A1. The northern, southern and western edges of the site are more open with low and medium height hedgerows forming boundary edges. The site contains two residential homes and	~
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a variety of agricultural structures and outbuildings. To the north of most of the site is a paddock of which is small portion is included within the site. Beyond this is ribbon development along Perry Road and fronting onto the A1 along with an allotment garden. The A1 forms a strong boundary feature to the east separating the site from the main part of Buckden village. To the west and south is open countryside which gradually falls to Diddington Brook. The site's proximity to the A1 gives rise to constraints in terms of noise, air and visual forms of pollution for future users. There is no known contamination or pollution on site however this may require further investigations considering the current use of the site. No gas or oil pipelines run through the site, however, a portion of the western part of the site falls within an oil pipeline buffer. Telecommunications cables also run over the site. There are no heritage or nature conservation designations on site. There is currently access from the A1 which will need to be further investigated to ensure that safe access can be secured at this point particularly considering how close the access is to the Buckden roundabout. Consultation with Cambridgeshire County Council and National Highways will be required on this. The site is partially greenfield and partially previously developed so will 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 individual/ company who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire an allocation status and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from within the site apart from the public highway which is accessible from the site boundary. There are buildings on site so clearance work would be required or integration of existing residential property if the aspiration is to retain either or both of them. Telecommunications cables run over the site. There is currently access from the A1 which will need to be further investigated to ensure that safe access can be secured at this point particularly considering how close the access is to the Buckden roundabout. The site promoter has stated there is also a potential access to be secured from Perry Road as the site ownership includes land that links to Perry Road although this land has not been submitted as part of the Call for Sites so is not taken into consideration in this assessment.	~

Deliverability / developability	
There are existing structures to clear, the site is located in a sensitive location being so close to the A1 and detached from the main built form of Buckden being on the opposite side of the A1 from that. The site promoter seeks an allocation status and then intends to sell the site to a third party for obtaining planning permission and development. As it appears that a housebuilder is not involved with the site and a planning application has not yet been made, the site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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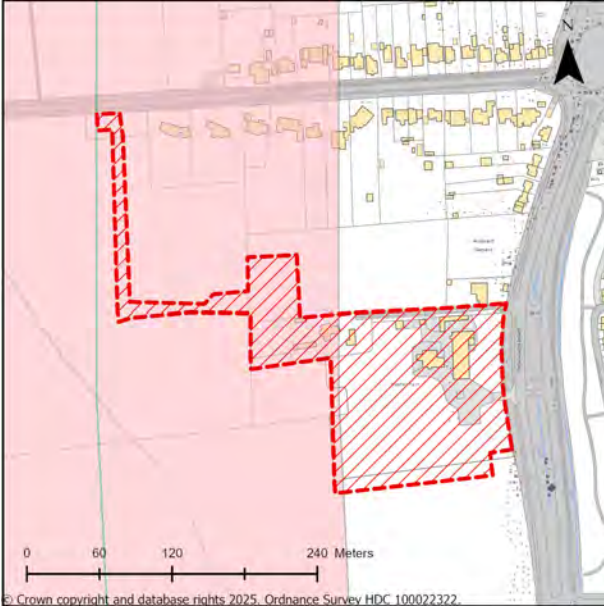
Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: - Is predominantly grade 2 agricultural land - Is physically detached from the main built form of Buckden and relates more closely to the countryside - Has reduced accessibility to village services, shops and facilities - Has very low potential for integration of built development into the existing community - Is likely to be impacted from higher levels of air, noise and light pollution arising from its proximity to the A1 In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for built development - Will have a detrimental impact the form and character of the area - Will not support sustainable place-making

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 submitted several additional documents in support of their site: - Site Plan As Existing (drawing no.: 24.110.DX0001_A) (November 2024) - Site Plan As Proposed (drawing no.: 24.110.DK0001_A) (November 2024) - Site Plan As Proposed Detail (drawing no.: 24.110.DK0002_A) (November 2024) - Location Plan (drawing no.: 24.110.DL0101_A) (November 2024) - Access Technical Note (1271-TN-01) (November 2024) - Proposed Access Great North Road Left In Left Out (drawing no.: 1271-TA10, rev A) (November 2024) - Proposed Access Great North Road Left Out All In (drawing no.: 1271-TA12) (November 2024) - Proposed Access Perry Road (drawing no.: 1271-TA11) (November 2024) - Appeal Statement for 23/02476/PIP (May 2024) Since the close of the consultation in March 2025, the Appeal made against 23/02476/PIP located in the north eastern corner of the site adjoining 1 Great North Road and adjacent to the A1 was allowed. This was for permission in principle for 3 to 5 dwellings. While the outcome of the appeal is noted, the site and proposed scale of development put forward in the Call for Sites is substantially larger and extends into the open countryside away from the built up area of Buckden and away from key services. This landscape impact is significant and introducing in depth development in this location is out of character with the linear and looser form of development found to the west of the A1. The amended location plan shows an additional point of access from Perry Road linking through agricultural fields to the rear of the submitted site. This has increased the site area to 2.74ha: 

The proposed site plans show two points of vehicular access, one from the A1 and the other from Perry Road. The Highways Authority commented that the single access from the A1 is insufficient. While a second point of access may assist in vehicular access, this puts additional traffic along Perry Road that would enter and exit at the roundabout. This access also would result in harm to the character of the area. Considering these amendments and the information supplied, the site is still considered to be inappropriate for development.

Buckden 6: Land West of A1 from Buckden to Brampton

Site reference	Buckden 6
Site name	Land West of A1 from Buckden to Brampton

Site address	Parish(es)	Site area (ha)
Land West of A1 from Buckden to Brampton	Buckden and Brampton	527

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 Infrastructure: - Supporting infrastructure - Health uses - Renewable energy Open space uses: - Natural, green or open space uses	- Around 9,200 homes - Quantity of specialist housing and nursing/ care homes unknown at this stage - Around 690,000 sqm (69ha) of employment floorspace - Around 260,000 sqm (26ha) of retail floorspace - Local centre to include shops, services to support the daily needs of the community, and school(s) - Community centres and/or places of worship - Open space and play and sport provision to support the local community	Available 2023 Build out over 30+ years

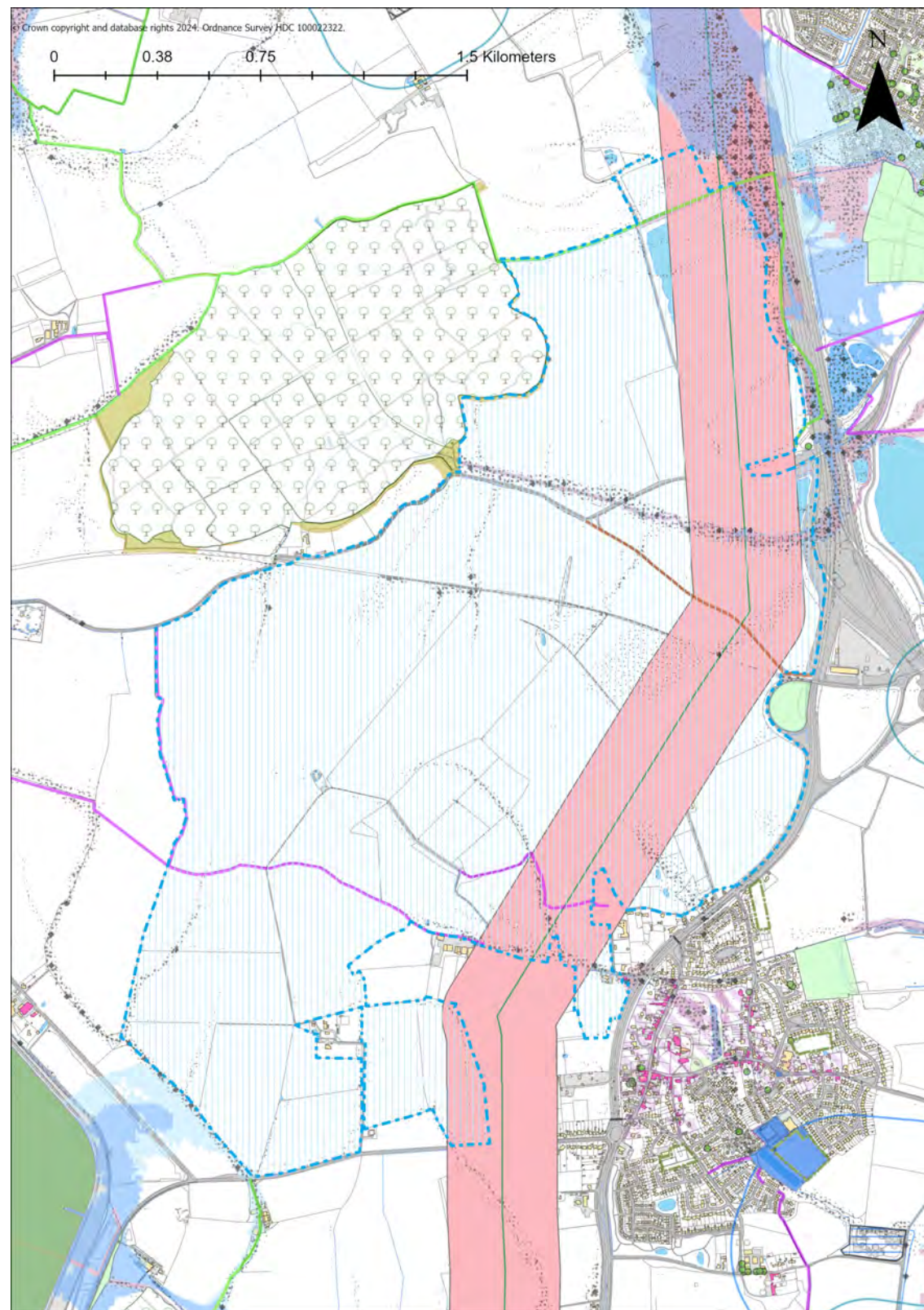
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:363
Relevant planning history	None relevant

	The site was assessed in the HELAA 2017 (West of A1 from Buckden to Brampton, site reference 208) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Predominantly greenfield land/ with some farmhouses and cottages forming previously developed land
Current use of the site	Largely agricultural land with some residential properties
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A very limited area classed as flood zone 3b in the north-east corner of the site.	Pass
Designated local green space	None	Pass
Nature conservation designation	None within the site	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability

This very extensive area of land lies for the most part adjacent to the A1 in open countryside and extends from Brampton Wood south almost to Grafham Water. The land is almost entirely used as arable farmland, as such the vast majority of the land is greenfield. A small number of farmhouses and cottages within the site form a small amount of previously developed land.

Most of the land is classed as flood zone 1. However, a very small area in the south-west corner of the site, adjacent to Shooter's Hollow Cottage, is classed as flood zone 2. Within the north-east corner and along the eastern boundary to Great North Road, small areas of the land are classed as flood zone 3a and with a very limited area classed as flood zone 3b in the north-east corner of the site.. Surface water flood risk is present across the site coinciding with the network of drains found across the site. The vast majority of the land is classed as grade 2 agricultural land. However, a small part of the land which abuts Buckden is classed as grade 3 and a limited area of the land abutting Brampton Wood is classed as non agricultural.

The site is very large and its topography rises towards the centre of the site. The lowest part of the site is at its north eastern corner, the highest along its western side which is some 30m higher. The landscape is generally open with limited substantial vegetation apart from that found along field boundaries. From its northernmost edge to its southernmost edge, the site measures almost 4km and from east to west some 2km. It is wholly within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. Considering these factors and the rising land levels of the site, development would be visible from a significant distance from a number of different directions and very significantly alter the landscape character of the area and of surrounding settlements such as Brampton, Buckden and Grafham. There are several public rights of way within the site, one that continues from Taylors Lane, another from Hardwick Lane and one from Buckden roundabout.

There is no known contamination or pollution on site however this may require further investigations across the whole of the site area. An oil pipeline and its buffer zone runs through the eastern edge of the site. Large parts of the site are adjacent to the A1 so development may be subject to air, noise and light pollution. There are no heritage or nature conservation designations on site but there are several designations nearby to the site. Brampton Wood SSSI and ancient woodland is adjacent to the north-western boundary of the site and Grafham Water SSSI is around 290m from the southwestern boundary. Development of the site could have significant detrimental impacts on both of these. The site is within 5km of the Portholme Meadow Special Area of Conservation and SSSI located to the east of the site. There are also a number of county wildlife sites within close proximity of the site. Buckden conservation area is situated approximately 200 metres east of the site along Taylors Lane and 17 Taylors Lane, approximately 50 metres east of the site, is

grade II listed. There is currently access from the A1 which will need to be further scoped to ensure that safe access can be secured at this point particularly considering how close the access is to Buckden roundabout. Assessment will also need to be made on the impact on traffic flows and what sort of infrastructure requirements would be required onto the A1 and the local road network. Engagement with Cambridgeshire County Council and National Highways will be required on this. The site is predominantly greenfield with some previously developed elements where residential properties are located. As such the development of the site would not contribute towards the reuse of previously developed land or regeneration. The majority of the site is located outside of an extensive mineral safeguarding area, but the north eastern edge of the site is located 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 organisation who support its development. There are no known legal restrictions affecting the site. The site promoter states that it is anticipated that the landowner will seek to secure an allocation and planning permission before jointly working with a developer to deliver the scheme. The site promoter states that the Church Commissioners are developing a masterplan for the site which will be underpinned by a suite of technical information but none have been provided to date. The promoter suggests the land is available now.	+
Achievability The site promoter has stated that access to all main services are unknown apart from the public highway which is accessible from the site boundary. The site's topography rises to the west and there is potential for significant landscape impact arising from development. There are multiple nature conservation designations of national significance in very close proximity to the site which form substantial constraints as well as Portholme Meadow to the east which could be impacted by development. The proposed scale of the site would also give rise to significant transport impacts arising from additional traffic and vehicle movements. The site can be accessed from the A1 but the feasibility of this supporting the amount of development will need to be assessed particularly considering the existing capacity constraints arising from the Buckden roundabout on the A1. Considering the constraints to developing the site of this scale, the proposed development is not considered to be achievable.	-
Deliverability / developability	-

The site has significant issues and development constraints to overcome and masterplanning would be required including landscape impact, access and transport and impact to nature conservation sites. The site promoter states that it is anticipated that the landowner will seek to secure an allocation and planning permission before jointly working with a developer to deliver the scheme. A masterplan is being prepared which will be supported by technical evidence, it is unclear what studies will be undertaken at this stage and the timelines for producing these. Due to the complexity of potentially delivering a scheme at this scale and considering the very early stages of its masterplanning, the site is categorised as not being deliverable or developable.	
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Although the site is not considered to be suitable, achievable or developable a sustainability appraisal is completed to provide more detailed analysis and evidence to reinforce this assessment due to the potential for the site to influence the overall development strategy for Huntingdonshire should it be brought forward.
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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 consists of 527ha of land and is greenfield land with some previously developed elements • Most of the site is classified as flood zone 1 with some minimal elements being within higher flood risk zones • The site is generally not accessible to natural greenspace but is near to Grafham Water and is of a scale that could provide substantial amounts of open space as part of a balanced and mixed community • The site is located adjacent to the A1(M) nearby to several settlements but is not particularly accessible via sustainable modes of transport to these to access services and facilities, employment opportunities or shops and education. The proposed development would however be a free standing community which would provide all of these elements • Is nearby to designated nature conservation designations including being within 5km of Portholme Meadow, as a result it is likely to impact these sites but could provide opportunities to enhance and link these at a strategic scale • Development would require a new junction onto the A1(M) as well as onto other roads which is likely to be very costly and may not be feasible in highways terms
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- The site is not served by public transport but could potentially be linked into the public transport network
- A mix of housing sizes, types and tenures would be provided as part of a mixed and balanced community meeting various market and affordable needs
- Development at this scale would result in a very significant impact on the landscape which while of a scale to provide landscape buffers and zones to mitigate impact, would fundamentally alter the character of the area

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

- The site is inappropriate for development due to the very significant landscape impact of the development and the scale of development fundamentally impacting the character of the landscape and setting of various settlements.
- Access and a new junction onto the A1(M) will require considerable engagement with Cambridgeshire County Council as well as detailed viability work which has not been undertaken to date.

Additionally, it is unclear whether the original larger scheme is still being pursued and these will be a first phase to that development. If so, this raises concerns regarding masterplanning and holistically addressing constraints and ensuring adequate infrastructure to serve that development.

Diddington

- 17.7 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:
- Diddington 1: Cell Energy, Vicarage Lane, Diddington

HDC's Delivery Calculations

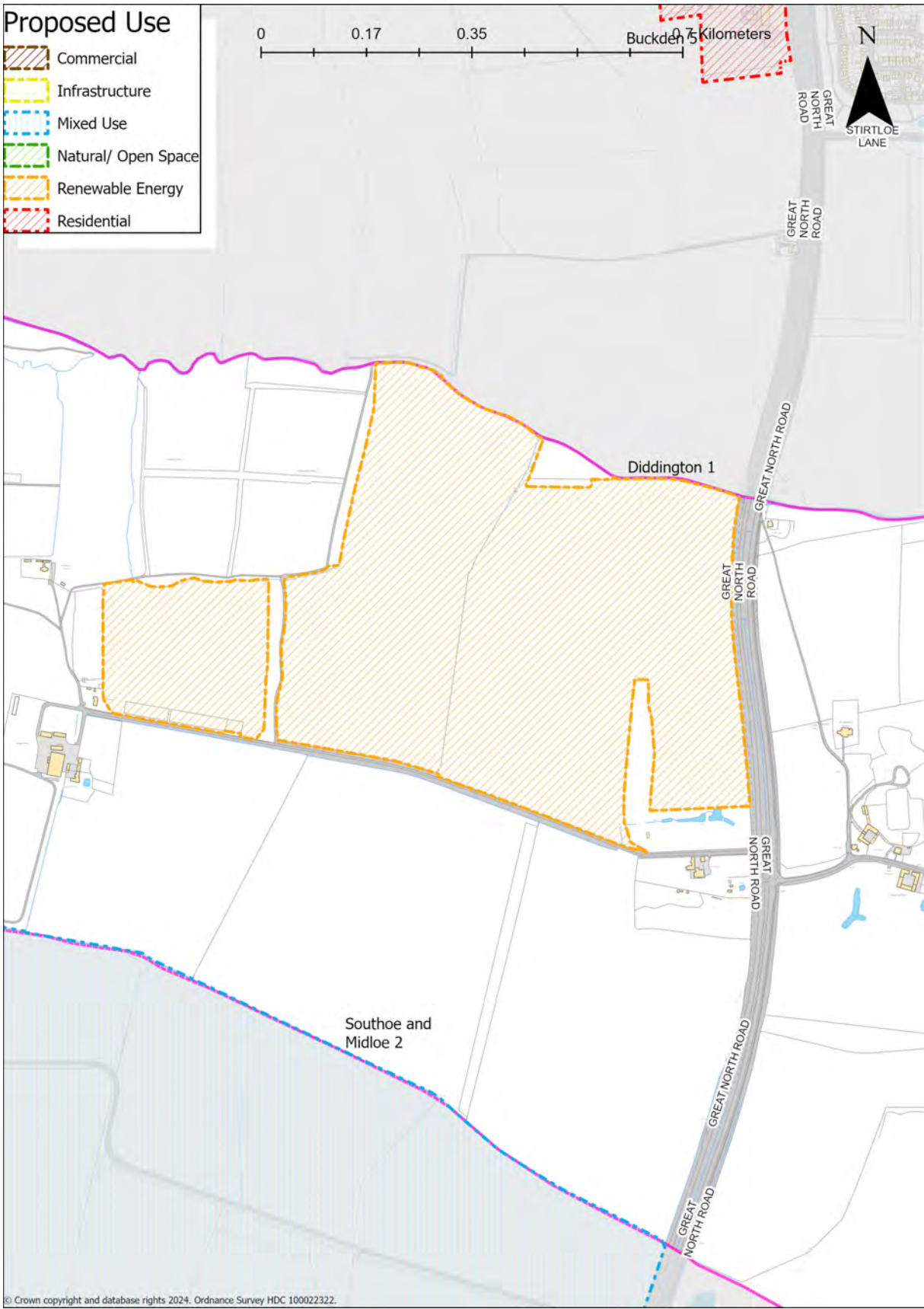
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

The site promoter resubmitted part of this site to the Ongoing Call for Sites. They made two submissions of two parcels:

- CfS23-24220 - a 3.46ha parcel south of Taylors Lane adjacent to the A1(M). They propose approximately 90 dwellings and open space uses.
- CfS23-24223 - a 3.4ha parcel south of Taylors Lane adjacent to the A1(M). They propose approximately 89 dwellings and open space uses.

Development of these sites would introduce in depth development out of character with the linear and more loose form of development found to the west of the A1(M). Both resubmitted pieces of land would result in landscape harm and also not reflect the character of its immediate landscape. Access from Taylors Lane is possible however introducing up to 180 additional dwellings here would likely require highways improvements in particular safety from turning off or getting onto the A1(M). In their resubmission, the site promoter states that 'as part of the promotion process, technical evidence will be undertaken to advise on the design of the development and to demonstrate that the Site is developable and beneficial to the locality.' At this stage, these smaller sites are still considered to be unsuitable, unachievable and undeliverable.



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



Diddington 1: Cell Energy, Vicarage Lane, Diddington

Site reference	Diddington 1
Site name	Cell Energy, Vicarage Lane, Diddington

Site address	Parish(es)	Site area (ha)
Cell Energy, Vicarage Lane, Diddington	Diddington	47.17

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Infrastructure: Renewable energy - solar	47.17 ha solar farm	Available 2023 Build out over 12 months

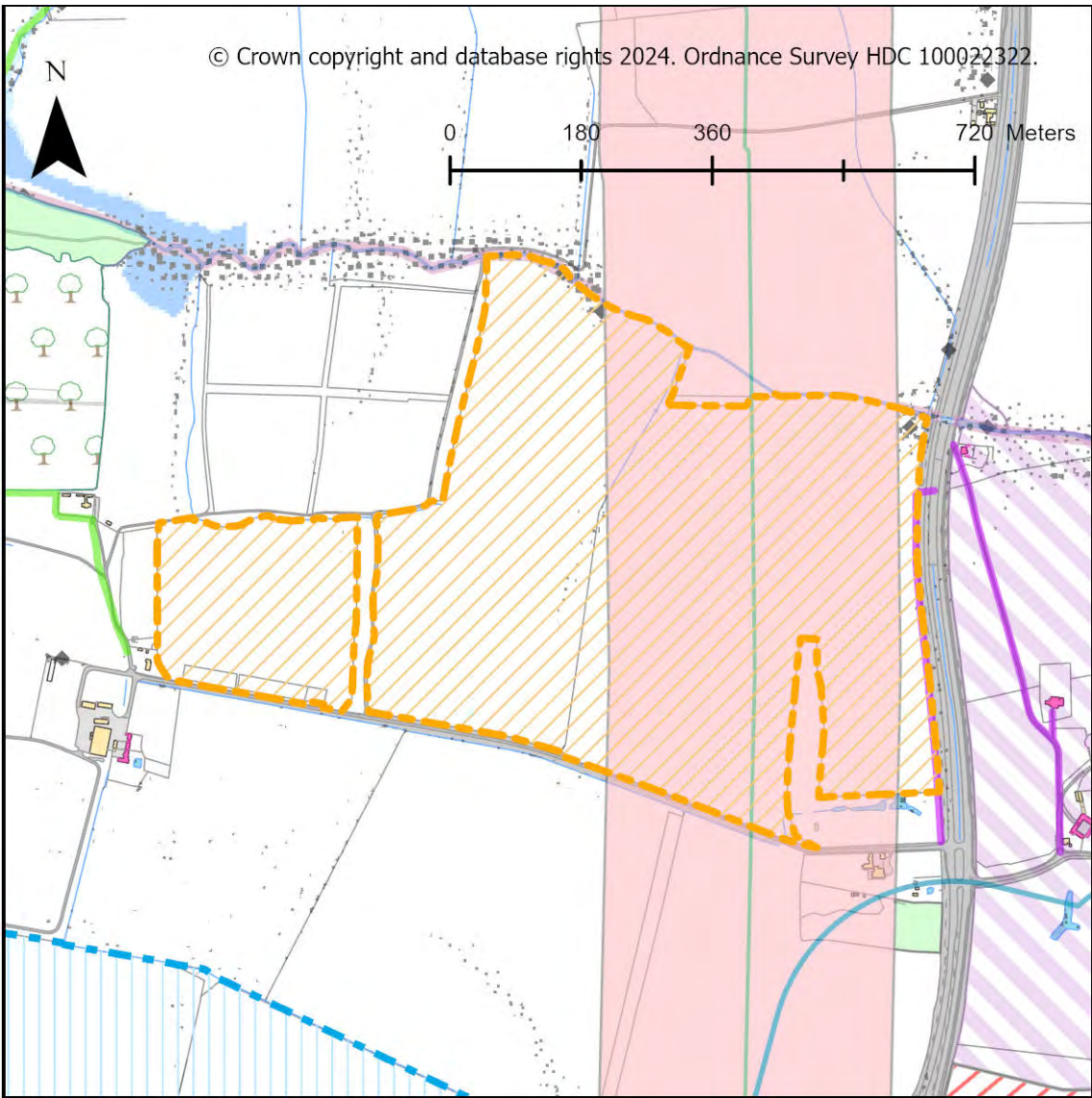
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:143
Relevant planning history	23/00258/FUL for the installation of a solar photovoltaic (PV) park generating up to 35 MW of electricity comprising of ground-mounted photovoltaic solar arrays, together with inverters/transformer stations, Distribution Network Operator (DNO) Substation, customer substation/switchgear and meter kiosk, internal buried cabling and private wire cable to Anglian Water facility, internal access tracks, security fencing and gates and CCTV cameras, upgraded existing site access, other ancillary infrastructure, landscaping and biodiversity enhancements. Pending consideration as at April 2024.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Site location and plan detailing surrounding land in the same ownership (drawing number:

	C_D01_21 1003 Revision 5P) (November 2021).
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Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly within flood zone 1, there are some large areas of surface water flood risk located along the site's northern boundary which in places flows into the centre of the site. This flood risk is attributed to Diddington Brook. The site is mostly classified as grade 3 agricultural land, however there are small portions of the site's northern and western edges that are classified as grade 2. The site consists of several fields clearly marked by field lines and strong boundary edges arising from dense vegetation. The southern part of the site is some 20m higher than the northern edge. It adjoins Jubilee Copse and Coronation	~
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Wood on its north western corner. The A1 forms a clear eastern edge to the site. To the north, southwest and south is predominantly open countryside with two large residential properties the south close to each corner of the southern boundary. There is no known contamination or pollution on site. No gas pipelines run through the site, however an oil pipeline runs through the site and about half of the site falls within the oil pipeline buffer zone. Telecommunications cables run along the site's southern and northern boundaries. There are no heritage or nature conservation designations on site. However, the site is in close proximity to country wildlife sites and ancient woodland. The site can be accessed via a trackway along Vicarage Lane which connects directly onto the A1. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. The vast majority of the site is not situated in an extensive mineral safeguarding area, but the north eastern corner of the site falls within the sand and gravel mineral safeguarding area; 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/ company who supports its development. The site promoter has identified that the site has been optioned. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire planning permission and then sell the site to a third party for development. They identify that the land is leased by the owner for 40 years. The promoter suggests the land would be available from 2023.	+
Achievability The site promoter has identified that the public highway and digital and telecommunications infrastructure are accessible from the site boundary with gas supply, mains water supply and electricity supply being not immediately accessible. There are no buildings on site so no clearance work would be required. Telecommunications cables run along the site's southern and northern boundaries. The site can be accessed via a trackway along Vicarage Lan which connects directly onto the A1.	+
Deliverability / developability There are no existing structures to clear but the site's location and topography means that any future development will need to be sensitive to its landscape setting and be designed to reduce and mitigate any landscape impact. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. It appears the site has already been optioned. The site location and boundary plan shows that the much of the land around the site is within the ownership of the site	~

promoter's client. It shows that there will be two parcels of land used for solar panels and a private wire cable route of approximately 3m wide running to the west of the site. There is also proposed to be a UKPN 33kVA cable route to connect the panels to the grid. Consultation will be required with various utilities providers. A planning application is pending consideration for a solar farm, as this has not yet been determined 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 greenfield land with most of the site classified as grade 3 agricultural land - Is in very close proximity to designated nature sites and ancient woodland - Is adjacent to the Great Ouse Valley and Grafham Water Green Infrastructure Priority Areas - Surface water flood risk along boundary adjoining Diddington Brook - Solar farm will assist in the generation of renewable energy - There may be some impact on designated heritage assets but this is likely to be minimal considering that development will be ground mounted solar panels In combination the outcomes of the LAA and SA indicate that the site: - Is potentially appropriate for a solar farm development incorporating appropriate levels of landscaping to mitigate landscape impact and harm to designated nature conservation sites. - Solar farm will assist in the generation of renewable energy
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HDC's Delivery Calculations

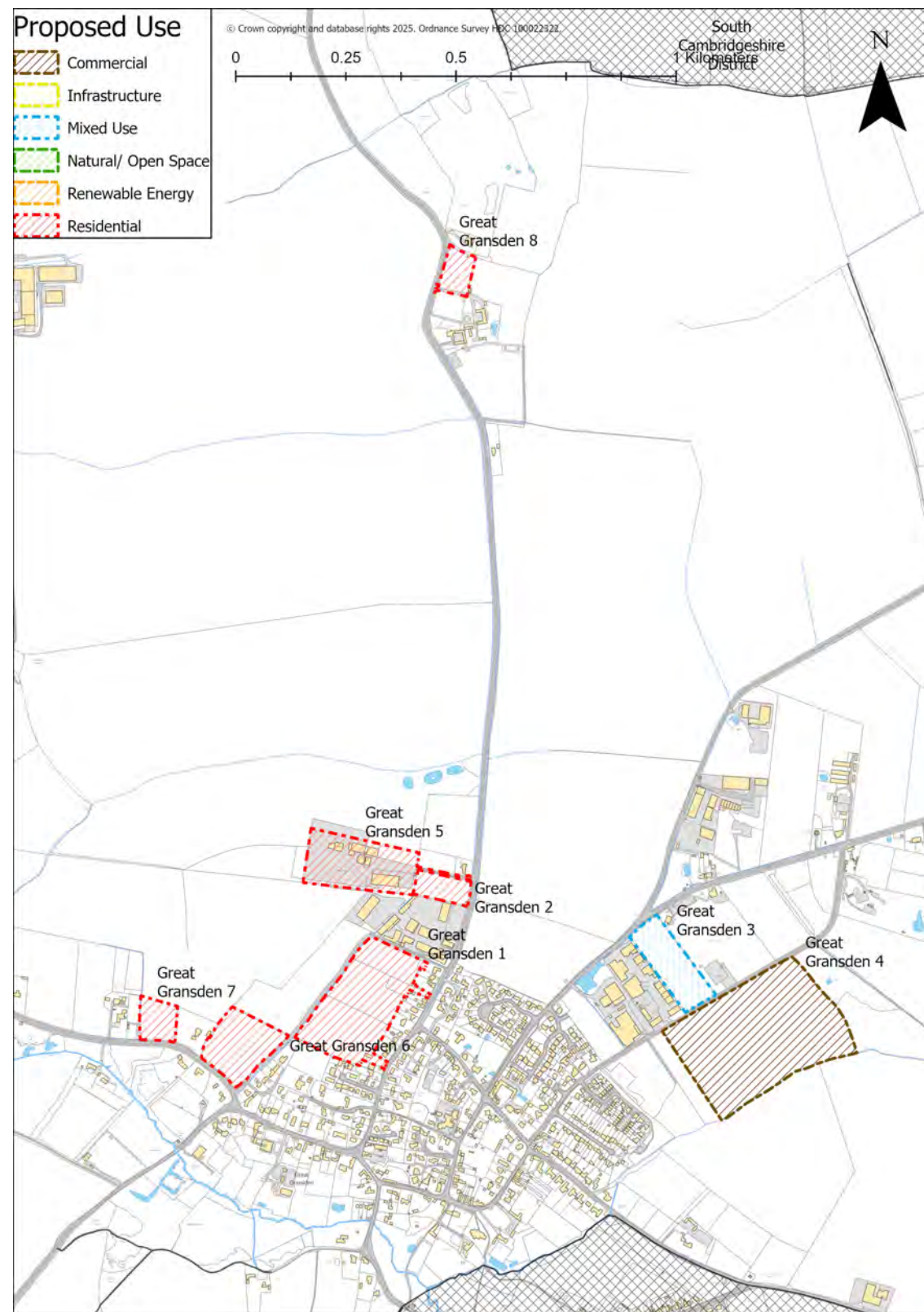
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 47.17 ha. 80% net developable area to allow for appropriate landscaping. 47.17 ha x standard proportion of 80% = 37.7 ha	Infrastructure - renewable energy - solar 37.7ha of ground mounted solar panels	Available 2024 - 2028 Build out over 12 months in line with site promoter's expectations

Updates after the Initial Assessment

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Great Gransden

- 17.9 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- Great Gransden 1: Land West of West Street, Great Gransden
 - Great Gransden 2: Land West of Eltisley Road, Great Gransden
 - Great Gransden 3: Land South of Caxton Road, Great Gransden
 - Great Gransden 4: Land at Sand Road, Great Gransden
 - Great Gransden 5: Highbury Fields Business Park, Great Gransden
 - Great Gransden 6: Land adjacent to Meadow Road and Hall Farm Road, Great Gransden
 - Great Gransden 7: Land North of Meadow Road, Great Gransden
 - Great Gransden 8: Leycourt Farm, Eltisley Road



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



Great Gransden 1: Land West of West Street, Great Gransden

Site reference	Great Gransden 1
Site name	Land West of West Street, Great Gransden

Site address	Parish(es)	Site area (ha)
Land West of West Street, Great Gransden	Great Gransden	4.4

Promoter's Intentions

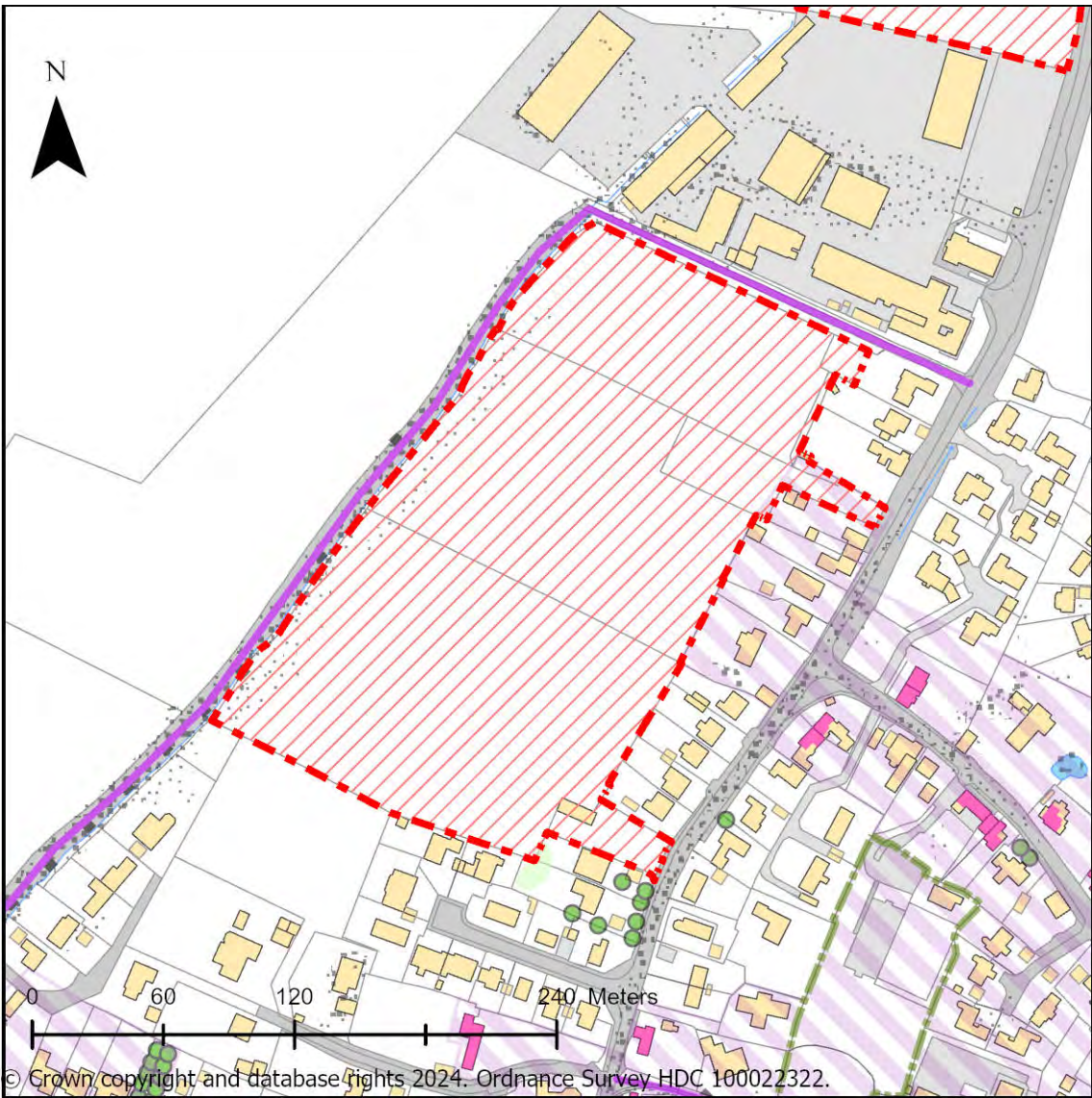
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	65 homes	Available 2024 - 2028 Build out over 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:257
Relevant planning history	18/02720/OUT - Outline planning permission for the erection of up to 33 dwellings with all matters reserved apart from access. This was withdrawn in February 2020. 22/01631/PIP - Permission in principle for residential development containing up to eight dwellings (rural exceptions housing) on the south eastern corner of the site. This was refused in April 2023. - The site was included in the HELAA (2017) (124 - North West of West Street, Great Gransden), the site was considered potentially suitable for low density residential development across a net developable area of 60% of the site but was not taken forward as an allocation.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	- Design Vision Document (June 2023) - Supporting text to CfS257

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 located wholly within flood zone 1, there is some surface water flood risk along its western edge. The site is classified as grade 2 agricultural land with no existing structures on site apart from an agricultural building which is situated along the eastern boundary. The site is located on the western edge of Great Gransden. The site slopes downwards in a westerly direction, to its low point at the south western boundary. To the north of the site is an existing industrial area which has permission to be relocated and redeveloped for self and custom build homes. To the east and south is residential development and to the west of the site is open countryside. The site hosts substantial trees and hedgerows along its boundaries and within the site which is virtually sub-divided into three parts by	~
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existing mature trees and hedgerows. These contribute to the setting of the adjacent conservation area and act as a constraint to development. A public right of way runs along the site's western and northern boundaries. The site promoter has stated that in support of a previous planning application on site a Phase 1 Environmental Site Assessment (dated October 2018) was undertaken, it identified that the potential sources of contamination at the site presented a low risk to residential development. No gas or oil pipelines run through the site but there are overhead 11kV (HV) cables within the site. The central portion of the site is adjacent to the conservation area. There is potential for archaeology on site particularly arising from medieval agricultural practices which will require investigation. There are no nature conservation designations on site but the site promoter in their Call for Sites submission has highlighted that previous studies on site have shown the presence of bats on site and presence of other wildlife of ecological value. There is a footpath connection at its south western corner which links to a pedestrian path. There are two points of access, one to the south and to the north of the site, both adjoining to West Street and both fairly narrow. A Transport Statement dated December 2018) identified that suitable highway access could be provided, with junction arrangement, footways and visibility splays that were in accordance with highway design standards. This will need to be reviewed with the County Council to ensure this is still the case when considering the proposed capacity of the site. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It 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 family who supports its development. There are no known legal restrictions affecting the site. In terms of land control arrangements, a development company is involved with the site. The site promoter states that it their intention to deliver the development directly via a housebuilder and that there are no issues to resolve before the site can be made available for development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site is broadly level and there are no buildings on site so no clearance work would be required, there are however quite considerable amounts of mature trees and hedgerows. The access to the site is from West Street which is fairly narrow so access will need careful consideration.	~
Deliverability / developability	~

There are no existing structures to clear but the impact on the immediate setting of the conservation area will need careful consideration in design terms and landscape mitigation as well as the impact on any mature trees and hedgerows. The site promoter does not seek an allocation before acquiring planning permission. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore 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 greenfield grade 2 agricultural land - In walking distance to village services and facilities and employment opportunities - Accessible to natural green space - Located on the western edge of the village and could be integrated into the existing place and community - Limited public transport access - Potential for some impact on heritage assets and archaeology 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 - Should provide landscaping to minimise the visual impact of 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 4.4 ha 60% net developable area allowed due to need for landscaping, SuDs to address surface water flood risk and allow for sensitive design to minimise harm any impact on heritage assets.	Residential - market and/or affordable homes	Available 2024 - 2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
4.4 ha x standard proportion of 60% = 2.64 ha	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 2.64 ha x 25 dph = 66 homes	Build out over 2 years

Updates after the Initial Assessment

Policy G6 of the neighbourhood plan identifies this area as an opportunity to restore or enhance existing ecological network access. The site is therefore considered inappropriate for development due to potential for ecological impact.
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Great Gransden 2: Land West of Eltisley Road, Great Gransden

Site reference	Great Gransden 2
Site name	Land West of Eltisley Road, Great Gransden

Site address	Parish(es)	Site area (ha)
Land West of Eltisley Road, Great Gransden	Great Gransden	0.7

Promoter's Intentions

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

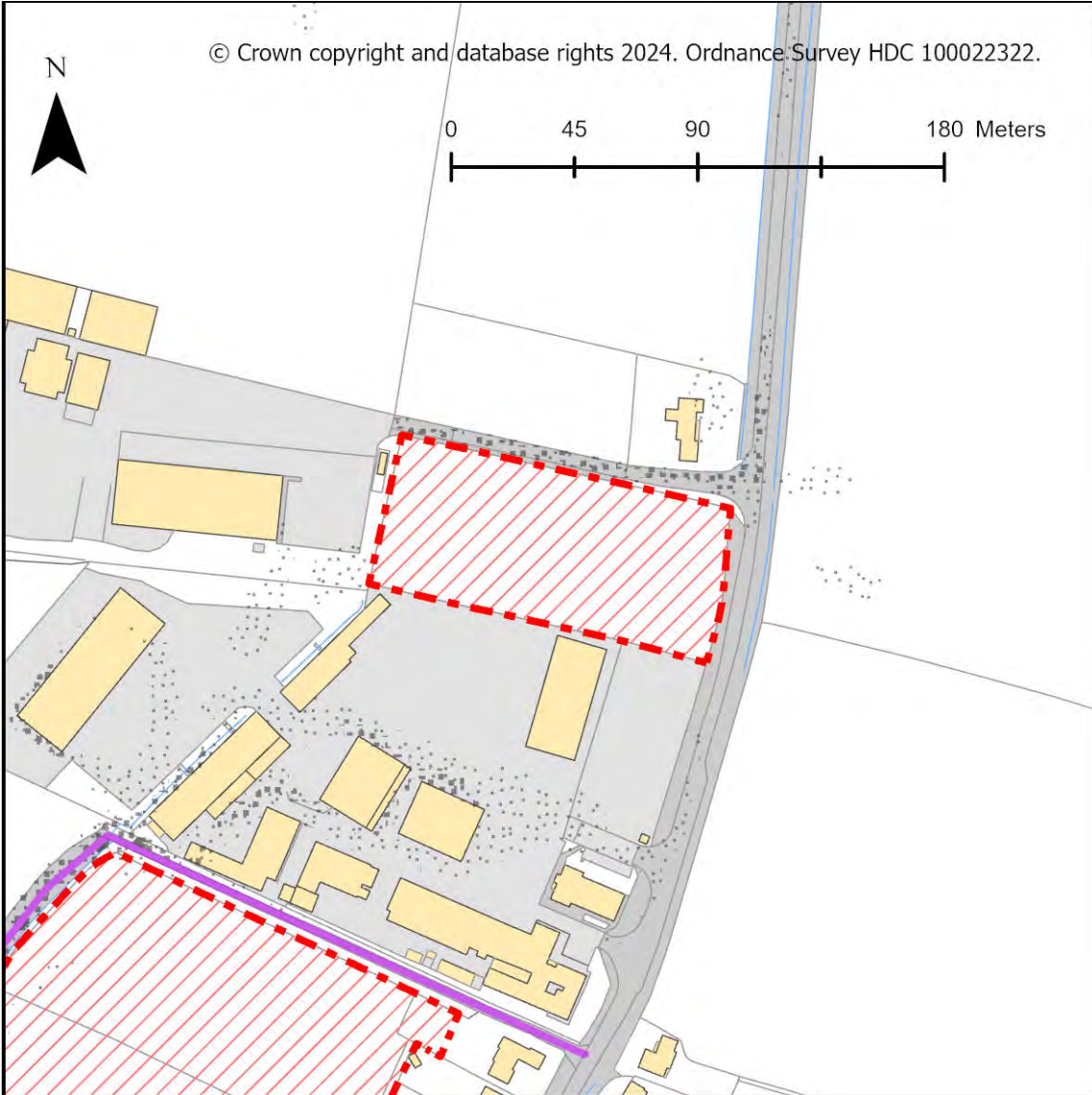
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:249
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 and the only recorded risk from surface water flooding is a very small amount in the site's south western corner. The site is classified as grade 2 agricultural land with no existing structures on site. The site is broadly level but slopes downwards slightly towards its western end. The site is set within landscape that is gently rising in a northern direction from Great Gransden. The site is completely enclosed by vegetation on all sides obscuring much of the site from public view. To the south of the site is Kingspan Timber Solution's industrial site (this has permission to redevelop the site for self and custom build residential properties). To the west is another employment site and to the north of the site is a residential property. It is also opposite a field used for the Gransden Show. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets within the site and there are no nature conservation designations on site. Vehicular access can be achieved from Eltisley Road but there is no footpath to the site. If development were to take place, some of the established vegetation along the site's boundaries would possibly have to be removed to establish an access point into the site. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in a mineral safeguarding area and 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 affecting the site. The site promoter states that it is their intention to acquire planning permission following the site being allocated. The development will be delivered by an SME or potentially via self-builders. The promoter suggests the land would be available from 2023.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary. The site is broadly level and there are no buildings on site so no clearance work would be required, however some vegetation would probably have to be removed to provide an access into the site from Eltisley Road.	+
Deliverability / developability There are no existing structures to clear but some vegetation would have to be removed. There will need to be careful consideration on its landscape impact and how it can integrate with surrounding uses. Even though the site to the south has planning permission for residential development, it is unclear when this may be delivered which may impact the	~

viability of proposals on this site. The site promoter seeks an allocation before acquiring planning permission and then seeks to deliver the development via potentially SME housebuilders or custom and self builders. The site is therefore categorised as developable.

Progression of Site through to Sustainability Appraisal

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

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

- Is wholly greenfield land classified as grade 2 agricultural land
- Remote from public transport access and natural green space
- In close proximity to local services and employment but there is no footpath provision connecting the site
- Development of the whole site would be out of character until the adjoining site is redeveloped for housing
- Very low potential to integrate built development into the existing community so it would not support sustainable place-making

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

- Is potentially appropriate for built development once the adjoining site is developed for housing

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.70 ha 90% net developable area allowed for incorporation of landscaping. 0.7 ha x 90% = 0.63 ha	Residential - market and/or affordable homes and custom and self build housing Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.63 ha x 25 dph = 16 homes	Post delivery of adjoining site

Updates after the Initial Assessment

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Great Gransden 3: Land South of Caxton Road, Great Gransden

Site reference	Great Gransden 3
Site name	Land South of Caxton Road, Great Gransden

Site address	Parish(es)	Site area (ha)
Land South of Caxton Road, Great Gransden	Great Gransden	1.8

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Or Commercial: Employment	41 homes or 6,500 sqm of mixed commercial floorspace	Available 2024 - 2028 Build out over 2 years

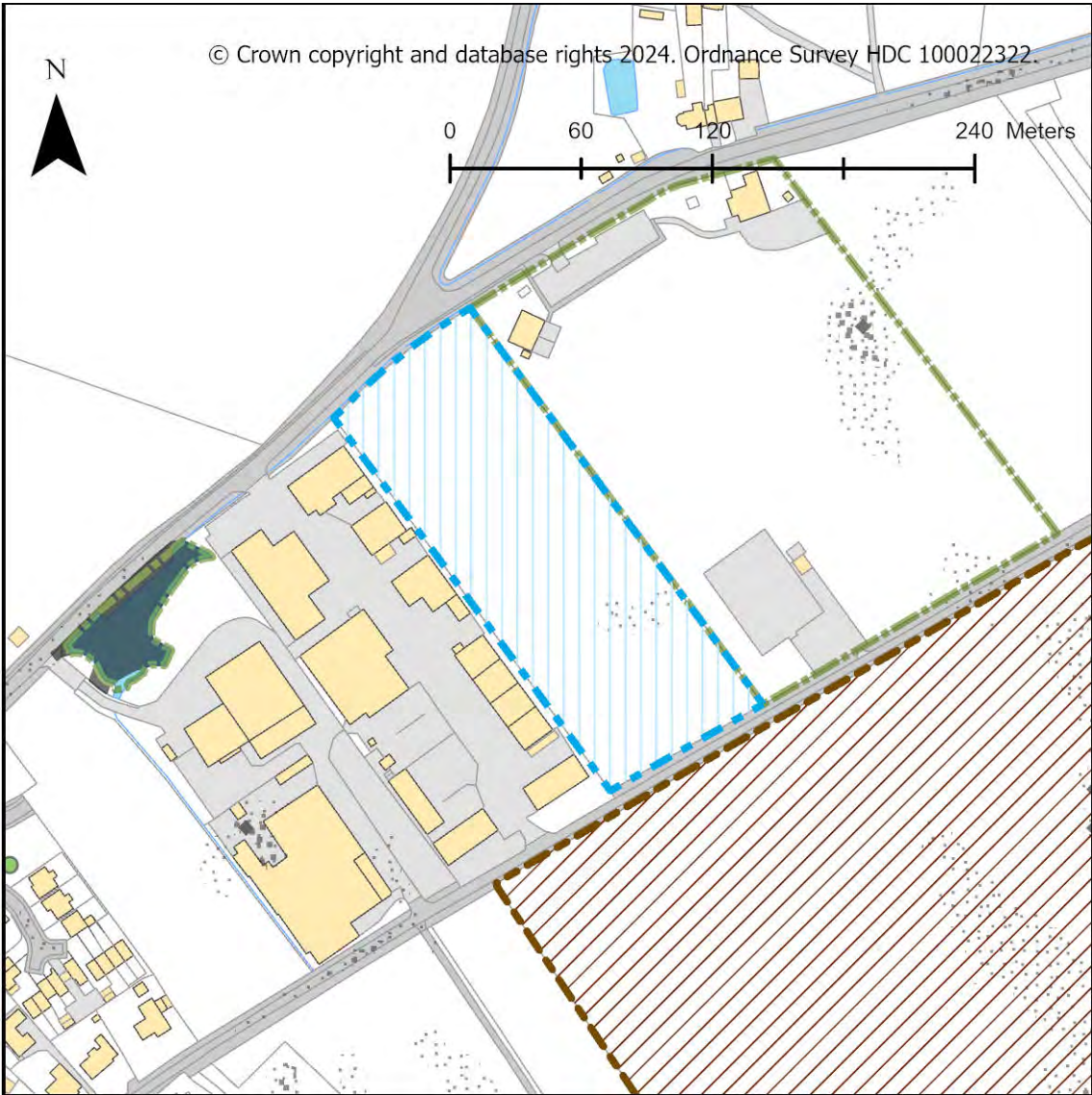
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:202
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 and there is only a small patch of recorded surface water flood risk within the southern part of the site. The site is classified as grade 2 agricultural land with no existing structures on site. The site is broadly level. The site's boundaries are clearly marked by lines of hedgerows and trees. Along Caxton Road and Sand Road, the site is enclosed by trees which largely obscure the site from public view. The site is adjoins the Sand Road Industrial Estate on its western edge and a sports field and sports club on its eastern edge. The football club is designated as a local green space within the Great Gransden Neighbourhood Plan. To the south is open countryside but the field opposite this site has also been submitted in the Call for Sites for employment development. To the north is open agricultural land. The site promoter has submitted the site for either residential development or employment development. They state that it is the preference of the landowners to develop the site for housing but could provide employment as a fall back position. The integration of housing next to the industrial estate and football club will need very careful consideration and masterplanning. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets within the site and there are no nature conservation designations on site. Access can be achieved from Caxton Road and/or Sand Road but trees and hedging will have to be removed to provide this. It may be more likely that access would have to be from Sand Road due to the position of a small junction along Caxton Road where Hardwicke Road joins. The views of Cambridgeshire County Council will be required to assess this. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It 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 family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to obtain an allocation status and then sell the site to a third party to secure planning permission and develop the site. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that the public highway is accessible from the site boundary, gas supply is not immediately accessible and that access to mains water supply, electricity supply and digital and telecommunications infrastructure are unknown. The site promoter has stated that these are unknown at this time because a utilities search has not yet been	~

completed; but they consider it is likely the site has access to utilities as the adjoining Industrial Estate and sports club are understood to benefit from service provision. The site is broadly level and there are no buildings on site so no clearance work would be required. The access to the site could be achieved from Caxton Road and/or Sand Road.	
Deliverability / developability There are no existing structures to clear. The site promoter seeks an allocation status before selling the site to a third party for obtaining planning permission and development. The site is therefore categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land classified as grade 2 agricultural land • Adjoins existing employment development • Limited access to public transport • Residential development in proximity to the industrial estate would be out of character with the pattern of development within Great Gransden • The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration. • It is considered that the proposed residential use may present difficulties with integration with the existing uses. • It adjoins an existing industrial estate and could provide an opportunity to expand it providing greater diversity in employment options within the settlement. • It adjoins an existing industrial estate and could provide an opportunity to expand it providing greater diversity in employment options within the settlement In combination the outcomes of the LAA and SA indicate that the site: • Is not appropriate for residential development, considering the proximity to the industrial estate and that such large cluster of residential properties would be out of character with the pattern of development within Great Gransden • May be appropriate for employment development as an extension to the existing Sand Road Industrial Estate

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.8 ha For solely employment developments, the gross site area is used as there is usually minimal differences between net and gross site areas due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.	Commercial - employment The industrial areas (0.40 plot ratio) has been used to calculate a potential capacity for the site as this is complimentary to the adjoining land uses: 0.40 plot ratio x 1.8 ha = 0.72 ha of land for employment uses equating to 7,200 sqm.	Available 2024 - 2028 Build out over 2 years

Updates after the Initial Assessment

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Great Gransden 4: Land at Sand Road, Great Gransden

Site reference	Great Gransden 4
Site name	Land at Sand Road, Great Gransden

Site address	Parish(es)	Site area (ha)
Land at Sand Road, Great Gransden	Great Gransden	8.52

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Phased development that could provide between 5,000 and 10,000 sqm	Available 2024 - 2028 Build out over 3 - 4 years

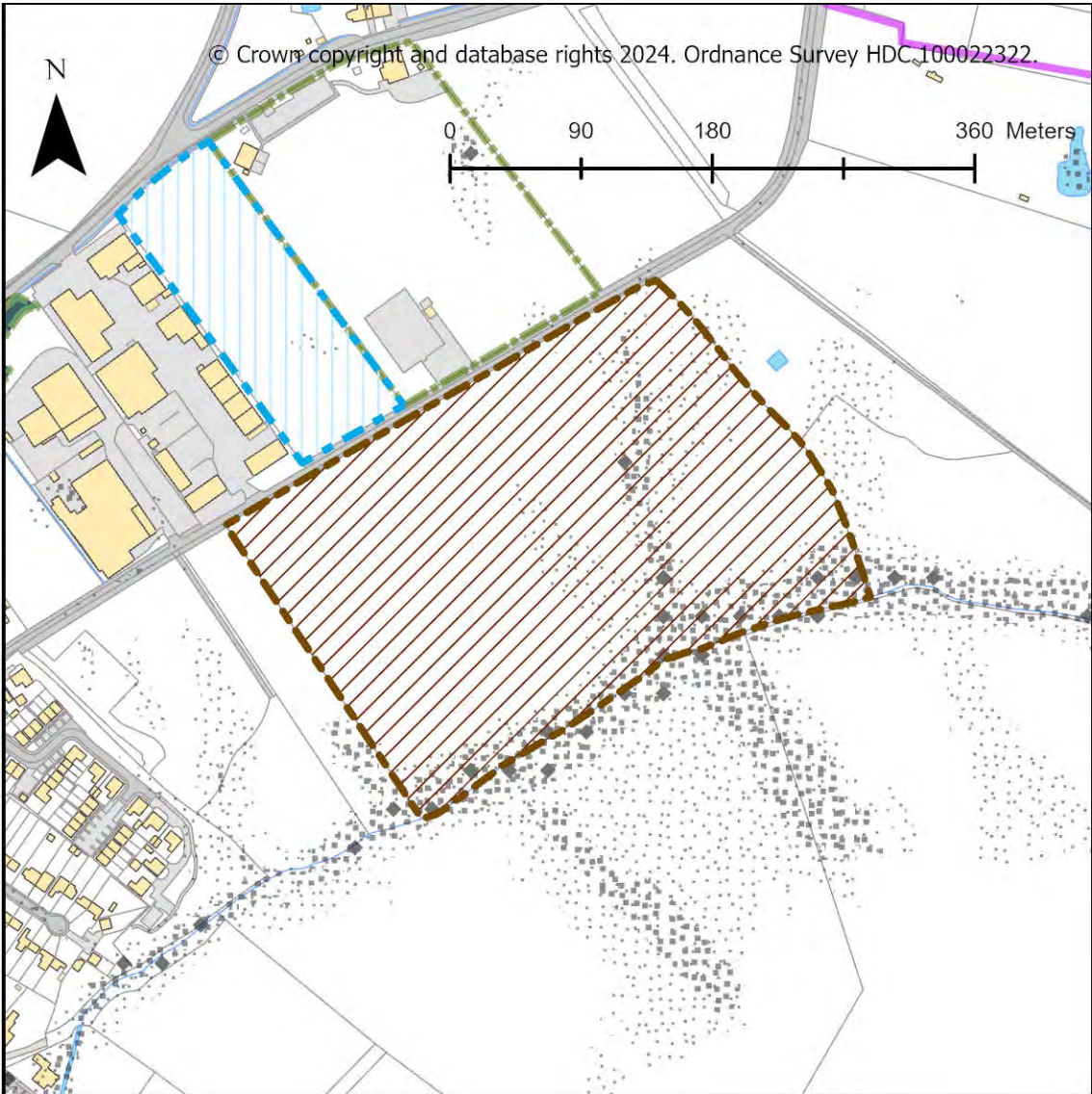
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:297
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 but there is quite considerable risk from surface water flooding along the site's southern boundary and on its eastern side arising from its proximity to Mandeau Brook. The site is classified as grade 2 agricultural land with no existing structures on site. The site slopes downwards somewhat in a south eastern direction and as such development would be prominent in long distance views in the landscape. Along Sand Road there is a line of vegetation obscuring much of the site from public view although it is more visible during winter. The site's boundaries are clearly delineated with a hedgerow on the western side, Mandeau Brook on the southern boundary and a copse on the eastern edge. The frontage to Sand Road is entirely open with just a narrow strip of grassland separating the arable field from the road. To the north are Sand Road Industrial Estate and a sports field and sports club. To the west is a field which separates the site from the edge of Great Gransden. To the south and south east is open countryside in agricultural use with a small copse adjoining the north eastern corner of the site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Telegraph poles run along the site's western edge. There are no heritage assets within the site and there are no nature conservation designations on site. Access could be achieved from Sand Road. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It 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 family who supports its development. There are no known legal restrictions affecting the site. The site promoter 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 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site slopes downwards somewhat in a south eastern direction meaning that landscape impact would be greater. Surface water flood risk is a constraint at the southern and eastern edge of the site but these parts could be used for landscaping to mitigate against any impact and also keeping development outside of areas at risk of known flooding. There are no buildings on site so no clearance work would be required.	~
Deliverability / developability	~

There are no existing structures to clear but the impact on the landscape will need careful consideration in design and landscape mitigation. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As a result, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore 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 greenfield land classified as grade 2 agricultural land - Very limited public transport access - Has considerable surface water flood risk - Is detached from the main built form of the village although partially located adjacent to existing employment development - Is prominent in the local landscape and likely to give rise to significant landscape impact In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for built development due to the potential serious adverse impacts on the 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
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

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Great Gransden 5: Highbury Fields Business Park, Great Gransden

Site reference	Great Gransden 5
Site name	Highbury Fields Business Park, Great Gransden

Site address	Parish(es)	Site area (ha)
Highbury Fields, Great Gransden, Sandy, SG19 3AR	Great Gransden	2.7

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Open space uses - Biodiversity net gain opportunities	45 homes including 18 affordable 0.25ha Biodiversity Net Gain	Available between 2035-2039 Build out over 2 years

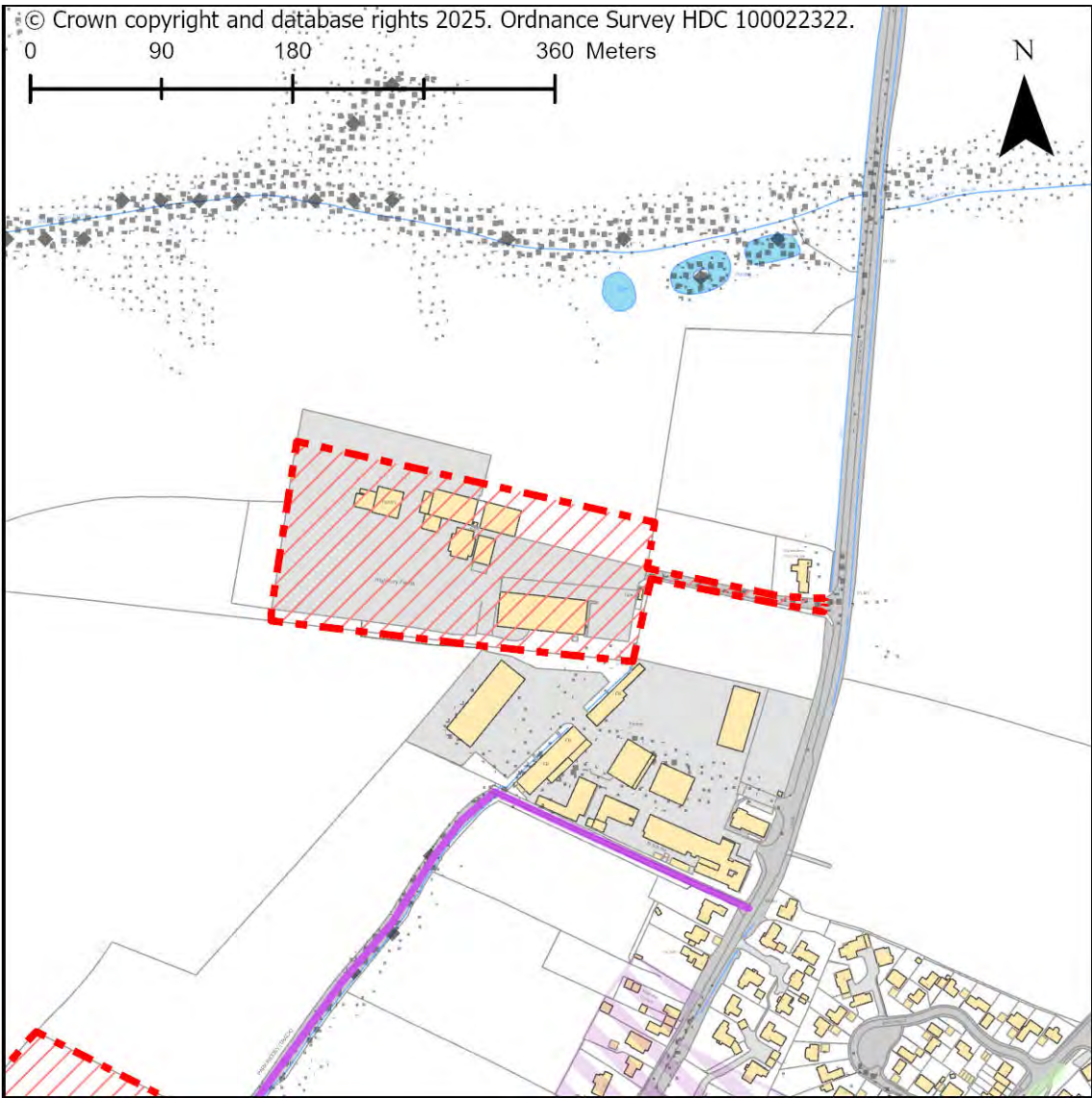
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - CfS 23-24187
Relevant planning history	Application reference: 23/01997/FUL Proposed development: Extension to existing warehouse Outcome: Pending consideration Application reference: 23/02196/FUL Proposed development: Retrospective planning application to retain and use units 4 & 5 including extension to Unit 5 for business use. Outcome: Permission Application reference: 22/01245/FUL Proposed development: Extension of existing warehouse

	Outcome: Withdrawn Application reference: 1201005FUL Proposed development: Erection of garage/ workshop Outcome: Permission Application reference: 0900874FUL Proposed development: Continuation and extension of open storage use (B8) with additional hardstanding, temporary modular building and bio disc plant. Outcome: Permission
Land type	Wholly previously developed land.
Current use of the site	Commercial/ industrial
Supporting information	Inforgraphic

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 previously developed land, classified as grade 2 agricultural land class. The site is in flood zone 1 with no recorded risk of surface water flooding. The site slopes upwards from the west to the east by approximately 5 metres. The land surrounding the site also slopes upwards from the west to the east, from Crumple Dean Brook approximately 0.5km directly to the west at 48m elevation to Hardwicke Road directly to the east (1km) at approximately 70m. There are significant, in use, industrial buildings that would require removal to accommodate the development. The existing boundaries seem to be relatively sparse wholly adjoining greenfield, agricultural, land a part from the south east where there is a large scale industrial site which has extant permission for 38 self/ custom build plots	~
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and therefore without appropriate landscaping there would be significant adverse landscape impact. In addition, the proposal would be visible from a public right of way that runs nearby to the southern boundary requiring careful mitigation. If the adjoining proposal to the south east is completed/ built out this would improve the proposals integration with the built form but if the industrial use remains the site may be subject to some forms of pollution, reducing compatibility. The site is not impacted by oil or gas pipelines, ground contamination or pollution. However, due to the site being wholly previously developed land with existing industrial uses, further assessment of ground contamination would be required. There are no designated nature or heritage assets within the site. There is existing access to the site from Eltisley Road which could accommodate the proposal.

The site is wholly brownfield land and would therefore contribute to the regeneration of previously developed land. The site is remote from a water recycling plant and a mineral safeguarding area.

Availability

The site is controlled by a single individual/ company who support the proposal. The promoter has identified that there are no legal issues to overcome prior to development. The intention is that the site will be sold to a third party once planning permission has been attained. The site promoter has stated the land is expected to become available between 2035-2039 once the existing tenancies have expired and would take 2 years to build out. This implies there are some legal/ relocation of existing businesses challenges to overcome prior to development.

Achievability

The site promoter has stated that water mains, digital and telecommunications infrastructure, highway access and electricity supply are available from the site boundary. Access to gas supply is unknown. Highway access to the site could be achieved from Eltisley Road. There are no major topographical constraints to overcome. Significant landscape buffering would be required to screen the site from surrounding countryside and adjoining public right of way to the south. Therefore, the layout and capacity of the site would need to be carefully considered but could be overcome through effective masterplanning.

Deliverability / developability

There are significant built structures and hard standing that would require removal prior to development. As mentioned, there are constraints to overcome relating to potential adverse landscape impact and compatibility with adjoining uses (industrial site to the south east). The site is not expected to be available until 2035 and therefore would not be built prior to the implementation of the new local plan. Hence, the proposal is considered to be developable.

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site: • It is flood zone 1 with no known recorded risk of surface water flooding. • Wholly previously developed land and therefore could allow circular economy principles to be implemented. • Within 1km of Waresly Wood SSSI but sufficiently remote from the other designated nature assets • Sufficiently remote from designated heritage assets. • It is remote from natural green space. • Good access to education facilities, culture and leisure facilities, a local convenience store and employment opportunities • Development would result in the loss of employment land. • Active travel infrastructure that could be used to access services within the village is not immediately available. • There would likely be adverse landscape impact and it would be difficult to integrate the site with the existing place and community. In combination the outcomes of the LAA and SA indicate that the site: • Is deemed inappropriate for development due to the separation of the site from Great Gransden and close relationship with the countryside. • The compatibility with adjoining industrial site to the south east depends on an unimplemented permission for self build/ custom build homes.
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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 proposal is deemed inappropriate for development and therefore a capacity calculation has not be been undertaken.	N/A	N/A

Updates after the Initial Assessment

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

Site reference	Great Gransden 6
Site name	Land adjacent to Meadow Road and Hall Farm Road, Great Gransden

Site address	Parish(es)	Site area (ha)
Land adjacent Meadow Road and Hall Farm Road, Great Gransden	Great Gransden	1.93ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Open space uses: - Biodiversity net gain opportunities	34 homes including 14 affordable 0.25ha Biodiversity Net Gain	Available between 2024-2025 Build out over 2 years

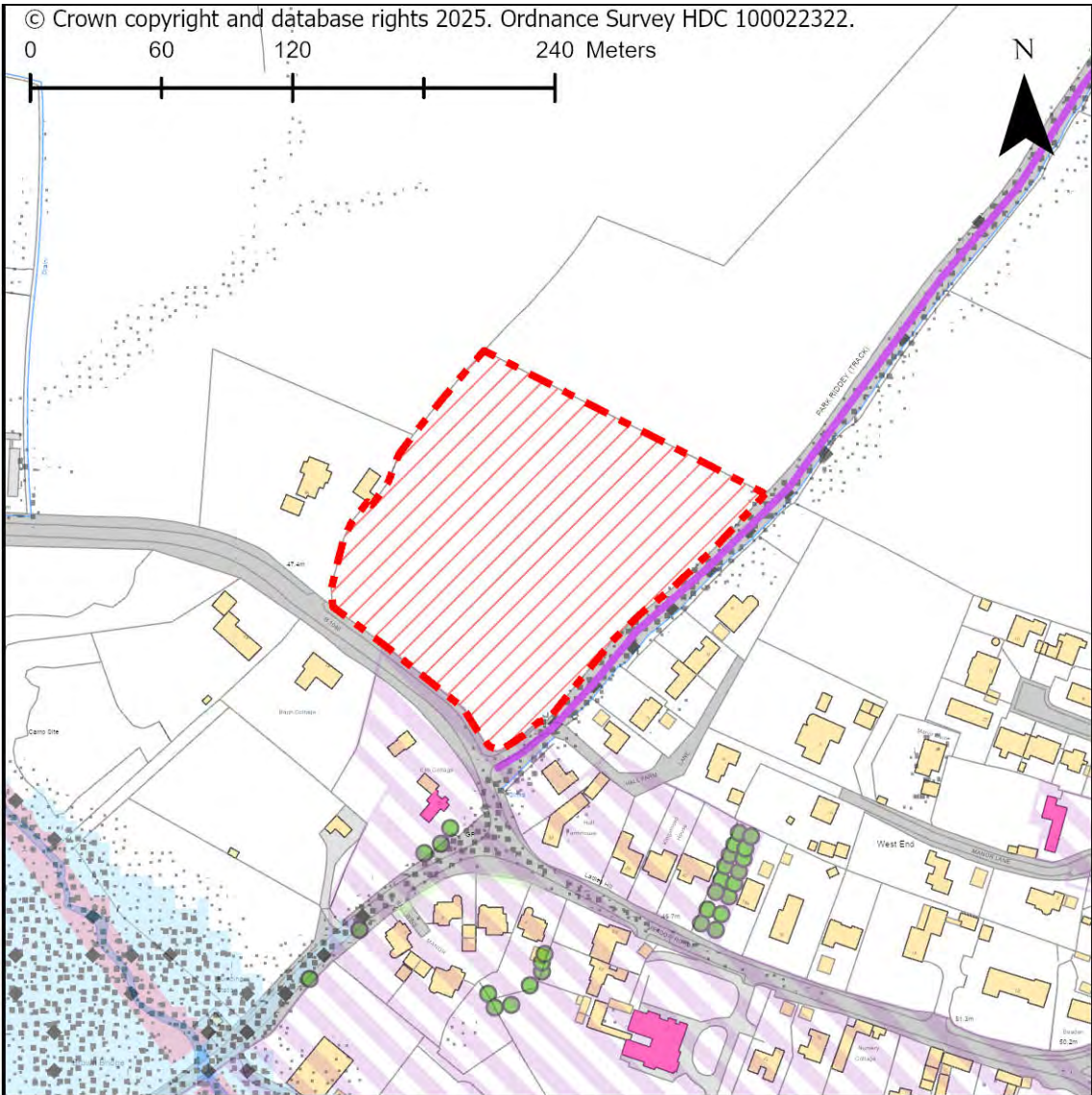
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - Cfs 23-24234
Relevant planning history	No known planning history
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

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	None	Pass



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly greenfield, classified as grade 2 agricultural land. It is in flood zone 1 with no recorded risk of surface water flooding. The elevation of the site is broadly even except in the southern corner where it drops to 47m which is considerably lower than the north eastern corner (53m). This reflects the topography from a wider perspective, sloping upwards from countryside to the south west to built form to the east/ north east. Established trees and hedgerow wholly bound the site other than an opening in the northern corner to allow access to adjoining agricultural land and a patch of low lying bushes to the south. This considered, the site seems to be largely screened from adjoining land uses, residential areas situated to the east and greenfield land to the north east and north west. The eastern boundary is a public right of way which traverses a dense treeline limiting views into the site. The proposal would need to be sensitive to this to ensure public benefit earned from this walkway is not compromised. Overall, ensuring the existing boundaries are reinforced there would likely be minimal landscape impact but further assessment would be required. The site is not impacted by oil or gas pipelines, ground contamination or pollution. There seems to be an electricity line running along the site's frontage (Meadow Lane) which would need to be considered if the proposal were to come forward. There are no designated nature assets within the site. It is in the vicinity of Great Gransden Conservation area and a listed building, the former being immediately to the south and the latter situated approximately 30m to the south west. The site could be access from Meadow Lane which fronts the southern boundary but would involve the removal of protected vegetation within Great Gransden Conservation Area, which would require permission and could constrain development The site is wholly greenfield land and would therefore not contribute to the regeneration of previously developed land. The site is remote from a water recycling plant and a mineral safeguarding area.	~
Availability he site is controlled by a single family who support the proposal. There are no legal issues to overcome prior to development. The intention is that the site will be sold to a third party once planning permission has been attained. The site promoter has identified the land is available now and would take 2 years to build out.	+
Achievability The site promoter has stated that water mains, electricity, digital and telecommunications infrastructure is available from the site boundary but access to gas supply is unknown. The drop in elevation on southern edge of the site would need to be considered and may require levelling. There is no existing highway access to the site but it could be accessed via Meadow Lane (B1046) adjoining the southern boundary, this road being one of the main	~

routes into Great Gransden village. Assessment of harm, from creating an access point here, to the existing habitats along the southern boundary would be require investigation. Whilst largely enclosed by existing hedgerow and vegetation it is important this is reinforced due to the site's position in the countryside. A significant constraint is that the site is located immediately opposite Great Gransden Conservation Area and in the setting of a listed building. Therefore, access to the site would require the removal of vegetation and need permission to do so. Through effective design and landscaping and appropriate assessments, harm to these designated heritage assets could be mitigated. Overall, there are constraints relating to designated heritage assets, highway access, adverse landscape and existing habitats but this could potentially be overcome.	
Deliverability / developability There are no built structures to clear prior to development. As mentioned, there are constraints relating to designated heritage assets, highway access, adverse landscape and existing habitats but this could potentially be overcome. It is intended that the proposal would be sold to a third party once allocation status has been attained, is available now and built out over 2 years. The proposal would be contrary to existing policy and therefore is considered to be developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site: • It is in flood zone 1 with no recorded risk of surface flooding • Wholly greenfield, classified as grade 2 (high quality) agricultural land. • Shops, services, employment opportunities are in close proximity to the site. • It is in setting of designated heritage assets including Great Gransden Conservation Area • There is a bus service nearby but this is classed as infrequent • It is remote from natural green space • Within 700m of Waresly Wood SSSI but sufficiently remote from the other designated heritage assets In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for development subject to effective masterplanning to ensure integration with surrounding heritage assets.

- Further assessment would be required to understand the feasibility of highway access given the likely removal of protected vegetation within the conservation area.
- Development on the site would result in the loss of highly productive agricultural land and this should be considered carefully in future decisions.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.93 ha 60% net developable area to allow for landscape buffering and other appropriate measures to improve integration with surrounding landscape, townscape and protected assets. 1.96 ha x 70% = 1.37 ha	1.37 ha net developable area 25 dph to reflect the site being located in a rural village. 1.37 x 25 = 34 homes	Allocation statues required. Build out over 2 years.

Updates after the Initial Assessment

During the consultation on additional sites in the Spring of 2025, additional evidence was provided that demonstrated the site is subject to a restrictive covenant which limits the site to agricultural use up to 2047. The site is therefore not immediately available for development without amending this covenant.

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

Site reference	Great Gransden 7	
Site name	Land North of Meadow Lane, Great Gransden	
Site address	Parish(es)	Site area (ha)
Land North of Meadow Lane, Great Gransden.	Great Gransden	0.4

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Open space uses - Biodiversity Net Gain	6 homes 0.1 ha Biodiversity Net Gain	Available between 2024-2028 Build out over 2 years

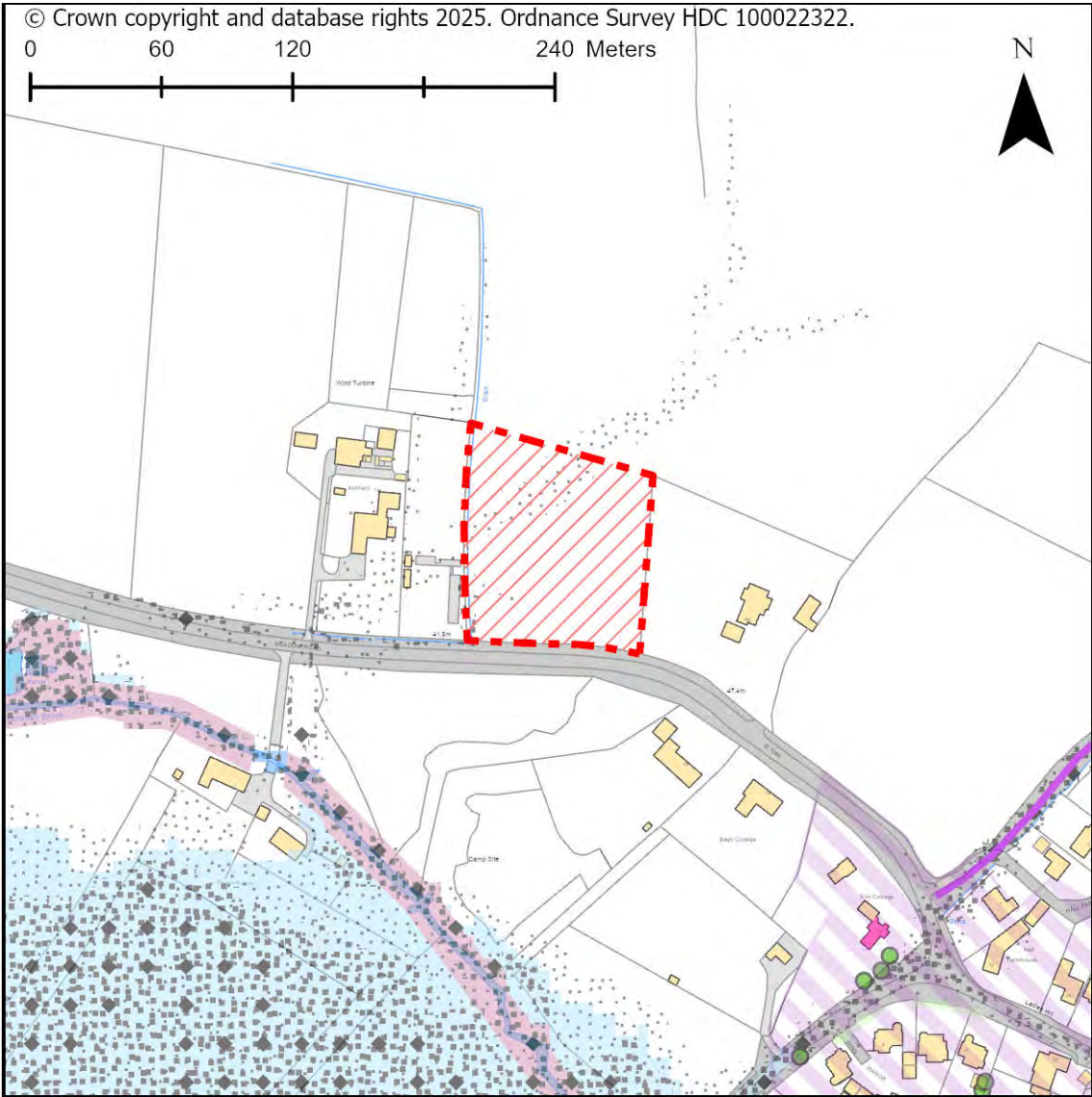
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - Cfs 23-24235
Relevant planning history	No known planning history
Land type	Wholly greenfield
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 greenfield wholly classified as grade 2 agricultural land. It is wholly within flood zone 1 with no recorded risk of surface water flooding. The site is mostly level, sloping gently upwards from the centre to the south east and comprises arable farmland. The southern and western boundary consist of dense vegetation screening the site from the properties to the west and from Meadow Lane along the southern edge. In contrast, the northern and eastern boundary are completely open, forming part of a larger agricultural field which continues north and next to greenfield land associated with a residential property immediately to the east. Without mitigation there would be significant landscape impact viewing the proposal from the north and east, potentially visible from Park Riddey, a public right of way. The site is not impacted by oil or gas pipelines, ground contamination or pollution. There seems to be an electricity line running along the northern boundary which would need to be considered if the proposal were to come forward. There are no designated nature or heritage assets within the site. The site could be access from Meadow Lane which fronts the southern boundary, consultation with Cambridgeshire County Council will be required to ascertain if safe and appropriate access from Meadow Lane is suitable. The site is wholly greenfield land and would therefore not contribute to the regeneration of previously developed land. The site is remote from a water recycling plant and a mineral safeguarding area.	
Availability The site is controlled by a single family who support the proposal. There are no legal issues to overcome prior to development. The intention is that the site will be sold to a third party once planning permission has been attained. The site promoter has identified the land is available now and would take 2 years to build out.	+
Achievability The site promoter has stated that water mains, electricity, digital and telecommunications infrastructure is available from the site boundary but access to gas supply is unknown. There are no topographical challenges to overcome. There is no existing highway access to the site but it could be accessed via Meadow Lane (B1046) which is a main route in the Great Gransden village. Safety issues with highway access to the site could arise due to being separate from the main residential area and therefore consultation with Cambridgeshire County Council would be required. In addition, assessment of harm to the existing habitats along the southern boundary would be required. There is potential for significant adverse landscape impact which would need to be overcome through establishing a boundary and implementing landscape buffering to the north and east. The promoter has considered this in their proposal, stating 'landscape impact will be mitigated through hedgerow and tree planting along the open boundaries'. Hence there are issues to overcome relating to highway access and landscape impact.	~
Deliverability / developability	~

There are no built structures to clear prior to development. As mentioned, there are issues to overcome relating to adverse landscape impact and highway access. It is intended that the proposal would be sold to a third party once allocation statues has been attained, is available now and built out over 2 years. The proposal would be contrary to existing policy and therefore is considered to be developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site: • Wholly greenfield, classified as grade 2 agricultural land. • In flood zone 1 with minimal recorded risk of surface water flooding. • In close proximity to culture and leisure facilities, employment opportunities and a public right of way. • It is remote from natural green space. • Sufficiently beyond any designated heritage assets but further assessment would be required. • Close relationship with the countryside. • Difficult to integrate with the surrounding community. • Near to a poorly rated bus service. In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for development due to the site being largely separate from the main settlement and is highly prominent within the countryside • It would be difficult to integrate the site with the existing place and community.

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 being deemed inappropriate for development.	N/A	N/A

Updates after the Initial Assessment

During the consultation on additional sites in the Spring of 2025, additional evidence was provided that demonstrated the site is subject to a restrictive covenant which limits the site to agricultural use up to 2047. The site is therefore not immediately available for development without amending this covenant.

Great Gransden 8: Leycourt Farm, Eltisley Road

Site reference	Great Gransden 8	
Site name	Leycourt Farm, Eltisley Road	
Site address	Parish(es)	Site area (ha)
Leycourt Farm, Great Gransden, Sandy SG19 3AS	Great Gransden	0.68

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	8 homes	Available between 2024-2028 Build out over 1-2 years

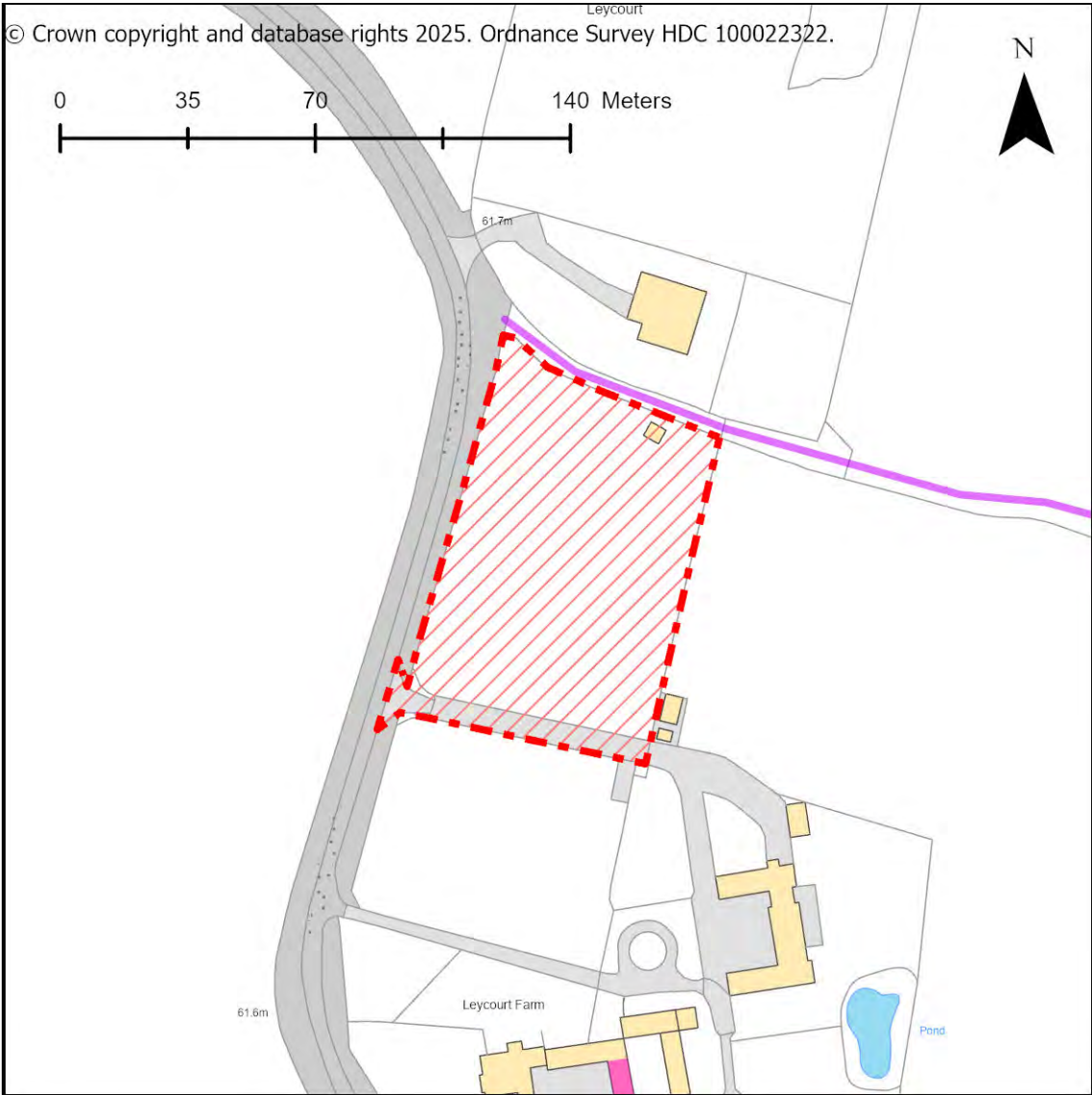
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - Cfs 23-24235
Relevant planning history	Application number: 18/02269/FUL Proposal: Erection of a single dwelling with associated amenity area, following the demolition of an existing commercial premises Outcome: Permission
Land type	Wholly greenfield land
Current use of the site	Horse paddock/ grazing land
Supporting information	Supporting 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	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 with no risk of surface water flooding. The site is greenfield, wholly classified as grade 2 agricultural land. The site is rurally located adjoining or adjacent to greenfield land on all sides. It is approximately 2.5km south of Eltisley (South Cambridgeshire Local Authority) and 1.6km north of Great Gransden but does form part of a commercial and residential cluster within Leycourt Farm to the south. The land within and surrounding the site broadly level, with only a small built structure within the site to the north. Despite the site being situated within the countryside there would likely be minimal landscape impact due to the scale of the proposal and established trees and vegetation bounding the western, eastern and northern boundary. The southern boundary is more open but the site is obscured from views from the south due to tree lines within the wider farm (Leycourt Farm). That said, there is a public right of way which runs along the northern boundary and therefore public benefit gained from this path would need to be protected. It is important boundary screening is maintained and reinforced because of the site's sensitive location and subsequent potential or adverse landscape impact. The site is not impacted by pollution, ground contamination and oil or gas pipelines. There are no designated heritage assets within the site but a Grade II Listed Building is situated immediately to the south. There are no designated nature assets within the site. The site could be accessed via an existing track within the red line boundary that connects to Eltisley Road. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is not located within a mineral safeguarding area.	~
Availability The site is controlled by a single family who support the proposal. There are no legal issues to overcome prior to development. The intention is that the site will be sold to a third party once planning permission has been attained. The site promoter has identified the land is available now and would take 1-2 years to build out	+
Achievability Electricity, public highway access and digital infrastructure is available from the site boundary but gas supply and water mains is not immediately accessible. The site could be accessed via an existing access point from Eltisley Road, consultation with Cambridgeshire County Council will be required to ascertain whether this can accommodate the proposal. There are constraints to some overcome relating to heritage and preserving the form and character of the landscape.	~
Deliverability / developability	~

There are no significant structures to clear prior to development. There are constraints to overcome relating to heritage assets and being located in the countryside. It is intended that the proposal would be sold to a third party once allocation status has been attained, is available now and built out over 1-2 years. Due to the site being rurally located/ in the countryside it would be contrary to existing policy and therefore an allocation status would be required. As a result the proposal is considered developable.

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site: • Flood zone 1 with no risk of surface water flooding • Wholly greenfield land classified as grade 2 agricultural land • No relationship to the nearest settlement due to being located in the countryside approximately 1.6km north of Great Gransden. • Difficult to integrate with the existing place and community. • Very poor sustainability being remote from schools, shops, public transport, culture and leisure facilities and natural green space. • Does have access to a public right of way which runs along the northern boundary. • Within 5km of Established Employment Areas. • Close proximity to a listed building on Leycourt Farm • Sufficiently remote from all of the designated nature assets. In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for development due to being located in the countryside beyond walking distance from key services and facilities and would therefore fail to achieve sustainable development. • Located on high quality agricultural land
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Is deemed inappropriate for development due to its unsustainable location.	N/A	N/A

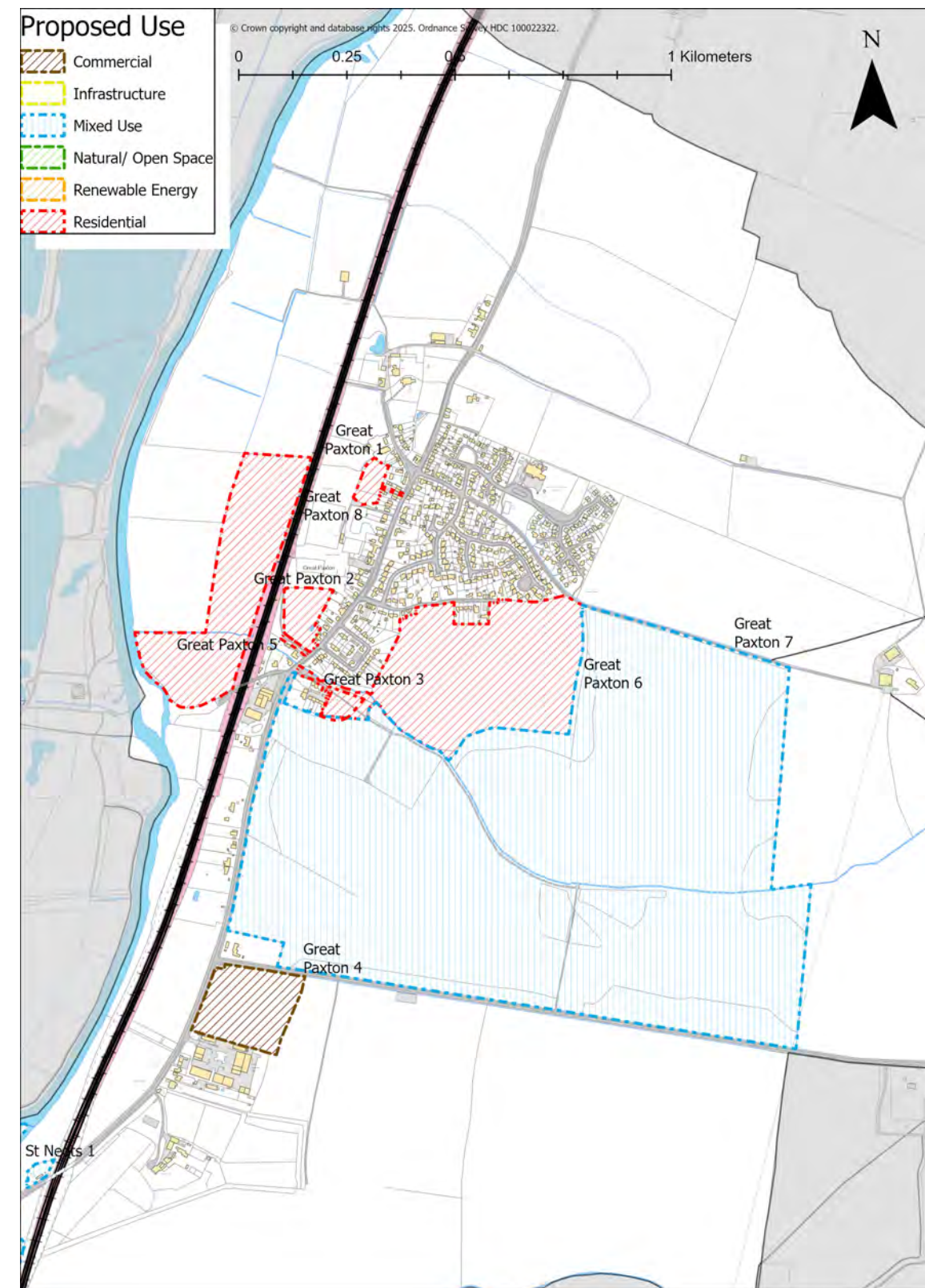
Updates after the Initial Assessment

Great Paxton

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

- Great Paxton 1: West of High Street, Great Paxton
- Great Paxton 2: Land to the West of High Street, Great Paxton
- Great Paxton 3: Land East of Dovecote Lane, Great Paxton
- Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton
- Great Paxton 5: Land Adjacent to 2 High Street, Great Paxton
- Great Paxton 6: Land to the South of London Lane, Great Paxton
- Great Paxton 7: Land to the East of Paxton Hill, Great Paxton
- Great Paxton 8: Land to the West of Great Paxton

17.12 Please note that 'St Neots 1: Land North of Priory Park, St Neots' also partially falls within Great Paxton and Little Paxton parishes, but it has been included under St Neots as most of the site lies within that parish area.



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



Great Paxton 1: West of High Street, Great Paxton

Site reference	Great Paxton 1
Site name	West of High Street, Great Paxton

Site address	Parish(es)	Site area (ha)
West of High Street, Great Paxton	Great Paxton	0.5

Promoter's Intentions

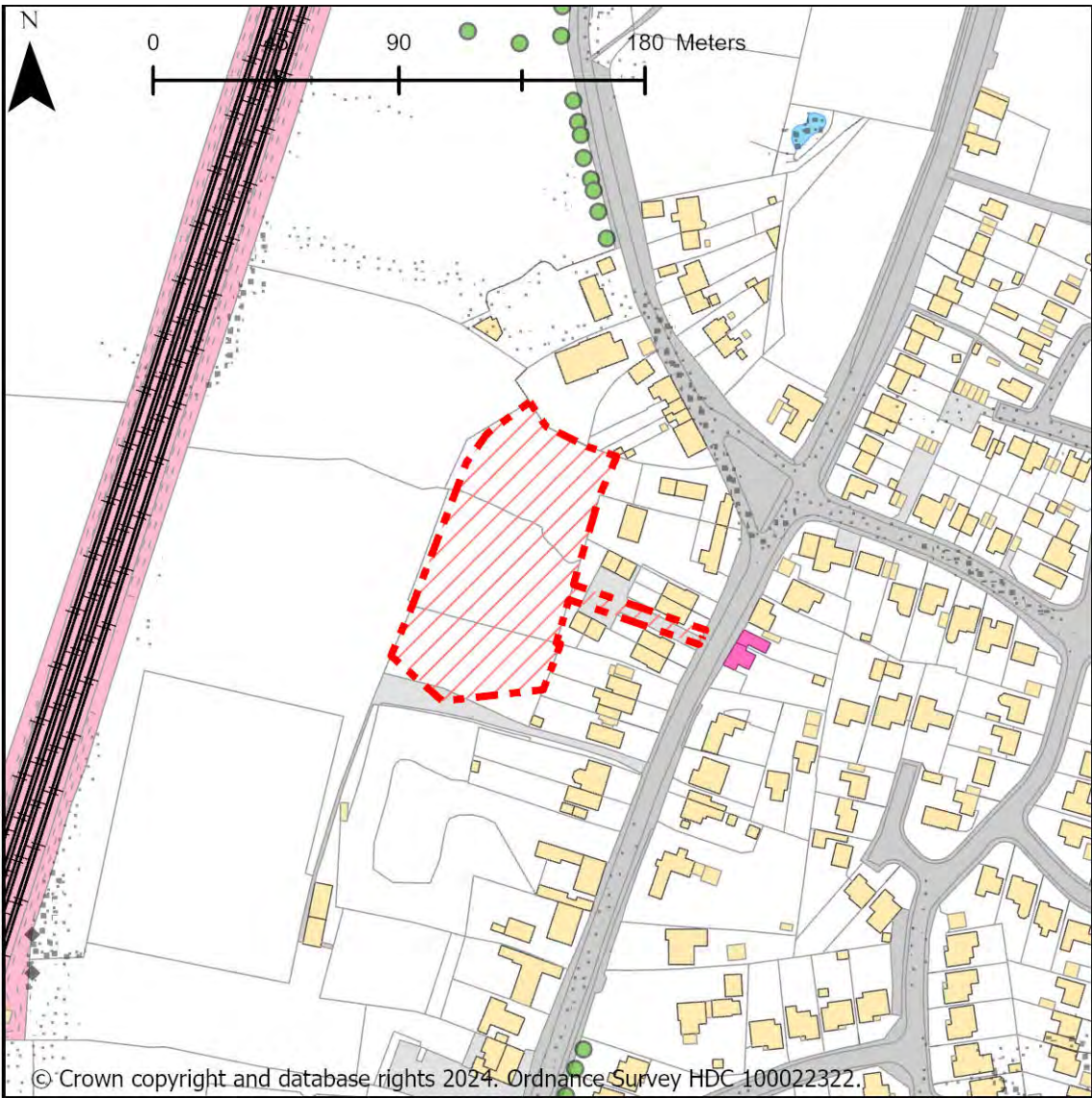
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self build housing	9 plots	Available 2023 Build out over 1 to 2 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:14
Relevant planning history	- None relevant on the site but on the adjoining site there 19/00959/FUL permitted in December 2019 for redevelopment to provide 4 x 4-bed semi-detached dwellings and 1 x 5-bed detached dwelling with associated accesses, landscaping and demolition of existing buildings. Provision of parking spaces to serve adjacent dwelling number 76 High Street. - Part of the site was included in the HELAA (2017) (140 -Southwest of Church Lane, Great Paxton), the site was not considered suitable and was not taken forward as an allocation.
Land type	Wholly greenfield land
Current use of the site	Agricultural/grassland
Supporting information	- Heritage Statement (May 2019) - Proposed Site Plan showing plot layout (drawing number: 0897 SAP XX XX DR A 00000 SO Rev 01) (June 2023)

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly located within flood zone 1 with no recorded risk of surface water flooding. The site is grade 3 agricultural land and contains overgrown vegetation and trees. The site is broadly level and is largely obscured from view as it is located behind residential development along the High Street. The site adjoins residential development to the north and east. Along its southern boundary it adjoins an access route to the football club and playing fields. To the west is part of the recreation ground with further scrubland north of this.	+
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There is no known contamination or pollution on site. No gas or oil pipes lines run through the site, there are however some electricity poles that run through and around the site. The land is near to the East Coast Mainline Railway so noise could potentially be an issue. There are no nature conservation designations on site, however, the site is located within the Great Ouse Valley strategic green infrastructure area. There are no heritage designations within the site. The site's proposed access is opposite two listed buildings, but as the proposed development site is backland and largely obscured from public view the impact on heritage is reduced. The site promoter has submitted alongside this site a Heritage Statement dated May 2019 which was undertaken to support the adjoining planning application (19/00959/FUL) which redeveloped the adjoining site with a direct frontage onto the High Street for five homes.

The adjoining planning permission secured an access route from the High Street to garage units at the back of the proposed dwellings, from the site plan submitted as part of the Call for Sites submission it appears that the site promoter seeks to extend this access route past the garages and into this site. In their submission, the site promoter states that transport advice from Cambridgeshire County Council confirmed the access can be utilised as a private access. Based on the indicative site plan submitted, the building line would not extend further than those properties to the north, additionally, the garages permitted on the adjoining land have already started to establish in depth development along the High Street in the immediate vicinity.

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 in multiple ownership all of whom support its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell each plot to a self/custom builder. The site promoter has identified that this site could assist in meeting the self and custom build interest for the St Neots and surrounding areas. The promoter suggests the land would be available from 2023.

Achievability

The site promoter has identified that all main services are accessible within the site apart from the public highway which is accessible from the site boundary. There are no buildings on site so no clearance work would be required but there will need to be extensive site clearance of existing trees and vegetation. Cables running between telecommunication masts do run over the site and would need to be incorporated. The access to the site could be achieved from the High Street.

Deliverability / developability	
There are no existing structures to clear but the location means that any future development will need to be sensitive to its immediate environment being a backland site. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to self/custom builders. As the site is within the built up area of Great Paxton this site may offer an opportunity for small scale organic growth within the village providing that all criteria are met and mitigations are put in place. The adjoining development permitted under 19/00959/FUL is now complete and it appears an access could be provided through this. As no planning application has yet been submitted and it is the intention to sell the site to self and custom builders, the site is therefore 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 accessible to natural green space • Good accessibility to local services and employment opportunities • Not at risk from flooding • In very close proximity to the East Coast Mainline Railway which could increase levels of noise pollution • Development could be integrated into the existing place and community In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for built development that could be integrated within the existing place and community • Support residential development on sites of less than 1ha • Should include adequate noise mitigation and landscaping to mitigate the impact of the East Coast Mainline Railway

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.5 ha 80% net developable area allowed due to need for landscaping and noise mitigation. 0.5 ha x 80% = 0.4 ha	Residential - self and custom build plots or 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 = 0.4 ha x 25 dph = 10 homes	Available from 2023 Build out over 1 to 2 years

Updates after the Initial Assessment

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Great Paxton 2: Land to the West of High Street, Great Paxton

Site reference	Great Paxton 2
Site name	Land to the West of High Street, Great Paxton

Site address	Parish(es)	Site area (ha)
Land to the West of High Street, Great Paxton	Great Paxton	1.12

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	30 homes	Available 2024 - 2028 Build out over 1 year

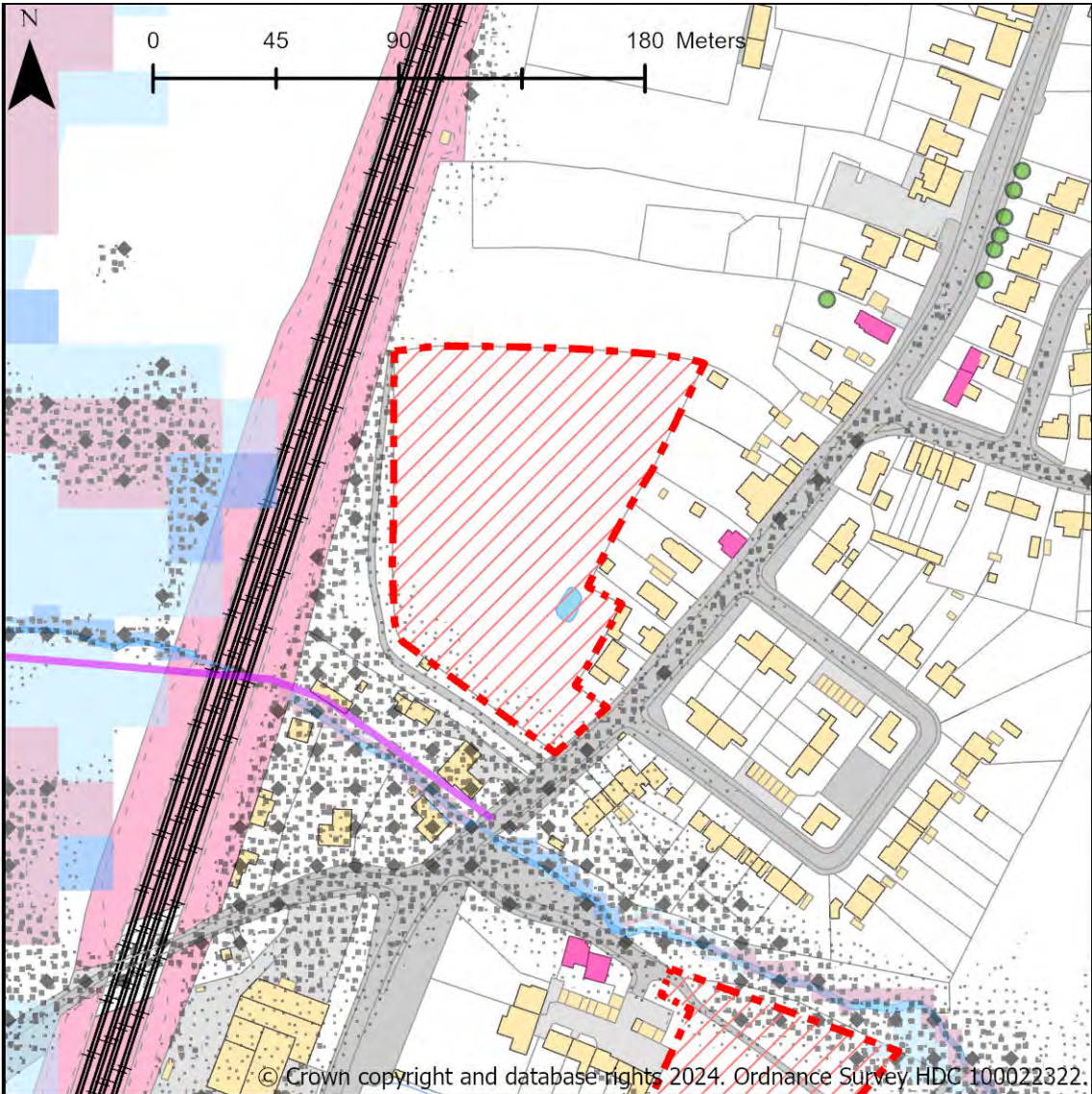
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:309
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic promoting the advantages of the site

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, there is recorded risk from surface water flooding along the site's western and southern edges. The site is classified as grade 3 agricultural land and is in use as grassland. There are no existing structures on site. The site is broadly level with a pond present within the site. The site adjoins residential development along its eastern and southern boundaries, to the north is a field separating the site from the football club and playing fields. Immediately to the west is the East Coast mainline railway so noise would be a constraint. The site is well contained on several sites with established tree and hedgerow lines. It is most open where it adjoins the High Street from which there are clear views into the site. There is no known contamination or pollution on site. No gas or oil pipes lines run through the site, there are however some electricity poles running along the site's frontage with the High Street. There are no nature conservation designations on site, however, the site is located within the Great Ouse Valley green infrastructure area. There are no heritage designations within the site but there is a listed building at 26 High Street that adjoins the eastern edge of the site. Access can be achieved from the High Street. 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 Charitable Trust who support its development. There are no known legal restrictions affecting the site. The site promoter has stated that at present it is unknown how the site will be delivered. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary. There are no buildings on site so no clearance work would be required. Cables running between telecommunication masts do run along the site's frontage. The access to the site is from the High Street where there is also an established footpath.	+
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to its impact on the amenity of nearby residential properties being in part a backland development opportunity and provide adequate mitigation in terms of noise from the East Coast mainline railway on future users. It is unclear at this time how the site will be delivered and whether an allocation status is sought before obtaining planning permission. 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 wholly greenfield land - Is accessible to natural green space - Good accessibility to local services and employment opportunities - In very close proximity to the East Coast mainline railway increasing the risk of noise pollution - Development could be integrated into the existing place and community In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for built development and could be integrated within the existing place and community - Should include adequate noise mitigation and landscaping to mitigate the site's proximity to the East Coast Mainline Railway
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.12 ha 80% net developable area allowed due to need for landscaping and noise mitigation. 1.12 ha x 80% = 0.9 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 = 0.9 ha x 25 dph = 23 homes	Available 2024 - 2028 Build out over 1 - 2 years

Updates after the Initial Assessment

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Great Paxton 3: Land East of Dovecote Lane, Great Paxton

Site reference	Great Paxton 3
Site name	Land East of Dovecote Lane, Great Paxton

Site address	Parish(es)	Site area (ha)
Land East of Dovecote Lane, Great Paxton	Great Paxton	0.47

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Self and custom build housing	5 - 6 market homes or self and custom build plots	Available 2024 - 2028 Build out over 1 - 2 years

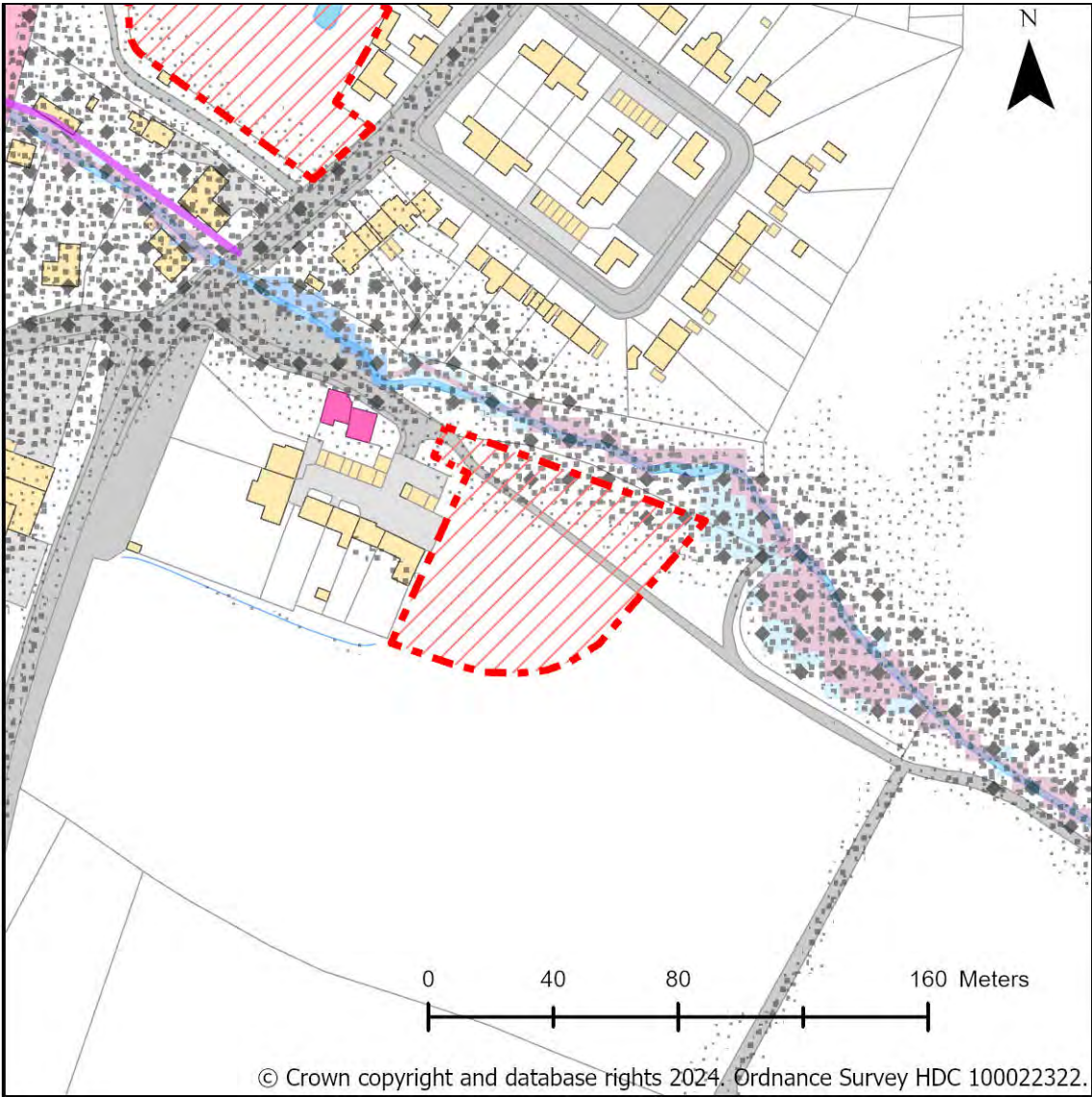
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:368
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Flood risk map

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 but there is some surface water flood risk along the northern edge of the site which follows the route of a watercourse. The land is classified as grade 3 agricultural land. The site is located at the end of Dovecote Lane and is a former farm yard. The land comprises rough grassland and appears to be in use as a field access. It is broadly level and is enclosed by trees and other vegetation which limit its wider landscape impact. To the north and west of the site are residential properties with open countryside in arable use to the south and a small wooded copse to the east with arable land beyond. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no nature conservation or heritage designations within the site but the site is adjacent to the listed Low Farm. A series of brick buildings partially screen the listed building from the site but the access route passes directly by it. Access can be extended to the site from Dovecote Lane which directly links from the High Street, the views of Cambridgeshire County Council will be required to assess whether this route can service the quantum of development proposed on the site. 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 individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it 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 2024 and 2028.	+
Achievability The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is unknown. There are no buildings on site so no clearance work would be required. The access to the site is from Dovecote Lane which is a narrow lane meaning access may be challenging so will need careful consideration.	~
Deliverability / developability There are no existing structures to clear but the location means that any future development will need to be sensitive to its edge of settlement location and the nearby listed building. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. It appears that either market homes or self and custom build homes will be pursued on site which may impact the method of	~

its delivery and the timelines in securing any detailed planning consents. As it appears that a housebuilder is not involved with the site and a planning application has not yet been made, 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 greenfield land - Surface water flood risk - Adjacent to a heritage assets which could be impacted by proposals - Good accessibility to local services and employment opportunities - Development could be integrated into the existing place and community In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for built development - Should include adequate landscaping to minimise the visual impact of development on the landscape and on heritage assets - Provide sustainable drainage to mitigate against surface water flood risk - Supports residential development on sites 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 0.47 ha 80% net developable area allowed due to need for landscaping and flood mitigation. 0.47 ha x 80% = 0.37 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 = 0.37 ha x 25 dph = 9 homes	Available 2024 - 2028 Build out over 1 -2 years

Updates after the Initial Assessment

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Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton

Site reference	Great Paxton 4
Site name	Land North of Harley Industrial Park, Paxton Hill, Great Paxton

Site address	Parish(es)	Site area (ha)
Land North of Harley Industrial Park, Paxton Hill, Great Paxton	Great Paxton	3.6

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Phased development to provide between 5,000 and 10,000sqm of floorspace	Available 2024 - 2028 Build out over 3 - 4 years

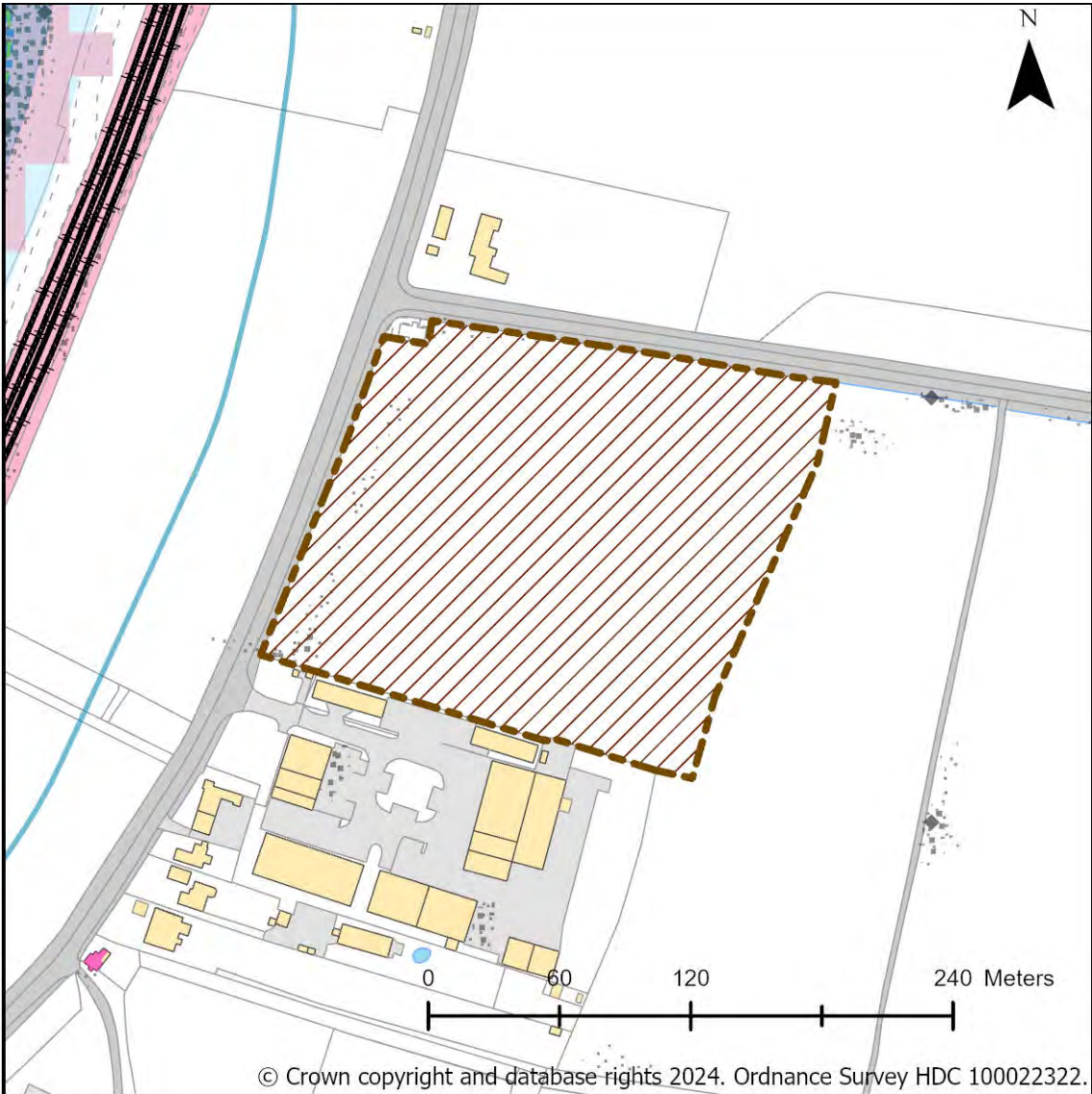
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:302
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 but there is some recorded risk from surface water flooding along its northern and western edges. The site is wholly classified as grade 2 agricultural land with no existing structures within the site although a covered reservoir situated immediately to the north western corner. Whilst most of the site is fairly level the northern part slopes downwards in a northern direction towards Great Paxton reflecting the site's location at the western end of a ridge of higher land that falls away to both the north and south while staying broadly level to the east. Its elevation and lack of dense or established vegetation along its boundaries mean the site is prominent in longer landscape views, particularly along the road from Toseland and would require landscaping to reduce this constraint. The site adjoins the Harley Industrial Estate to the south, an established employment area. To the west is the East Coast mainline railway. The B1043 and Paxton Road form strong western and northern edges to the site respectively. To the north and east is open countryside in arable agricultural use. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Cables running between telecommunication masts run along the site's frontage with the B1043 and along its northern edge along Paxton Road. There are no heritage or nature conservation designations within the site. Access to the site could be achieved from the B1043 similarly to that to the Harley Industrial Estate immediately south of the site. Alternatively, depending on the proposed layout the site, access could be achieved via the existing industrial estate. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. Approximately half of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is controlled by a single family who support its development. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire an allocation status before selling the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028.	+
Achievability The site promoter has identified that public highway and electricity supply are available from the site boundary but gas supply, mains water supply and digital and telecommunications infrastructure are all unknown at this time. The site promoter has also identified that there are other constraints to the site's development which are a potential ransom strip and overhead power lines. There are no buildings on site so no clearance work would be required. The access to the site could be achieved either from the B1043 or via the existing industrial estate to the south.	~

Deliverability / developability

There are no existing structures to clear but the location and elevated position of the site means that any future development will need to be very sensitive to its impact on the landscape and provide adequate mitigation. The site promoter states that it their intention to acquire an allocation status before selling the site 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:

- Is wholly greenfield land classified as grade 2 agricultural land
- Adjoins the Harley Industrial Estate
- Limited public transport access
- Relates more to the countryside but could be integrated as an extension to the adjoining industrial estate

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

- The site could be considered appropriate for employment development extending an existing employment location
- Development would require substantial landscaping to mitigate landscape impact

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.6 ha	Commercial - employment	Available 2024 - 2028
Due to the need for substantial landscaping along the eastern and northern boundaries the net developable area is reduced to 80%.	The industrial areas (0.40 plot ratio) has been used as development could compliment the adjoining industrial estate:	Build out over 3 - 4 years
3.6ha x 80% = 2.88 ha		

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	0.40 plot ratio x 2.88 ha = 1.15 ha of land for employment uses equating to 11,520 sqm.	

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a letter in support of their site and a series of photos of vantage points to and from the site.

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

Site reference	Great Paxton 5
Site name	Land Adjacent to 2 High Street, Great Paxton

Site address	Parish(es)	Site area (ha)
Land Adjacent to 2 High Street, Great Paxton	Great Paxton	0.089

Promoter's Intentions

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

Core information

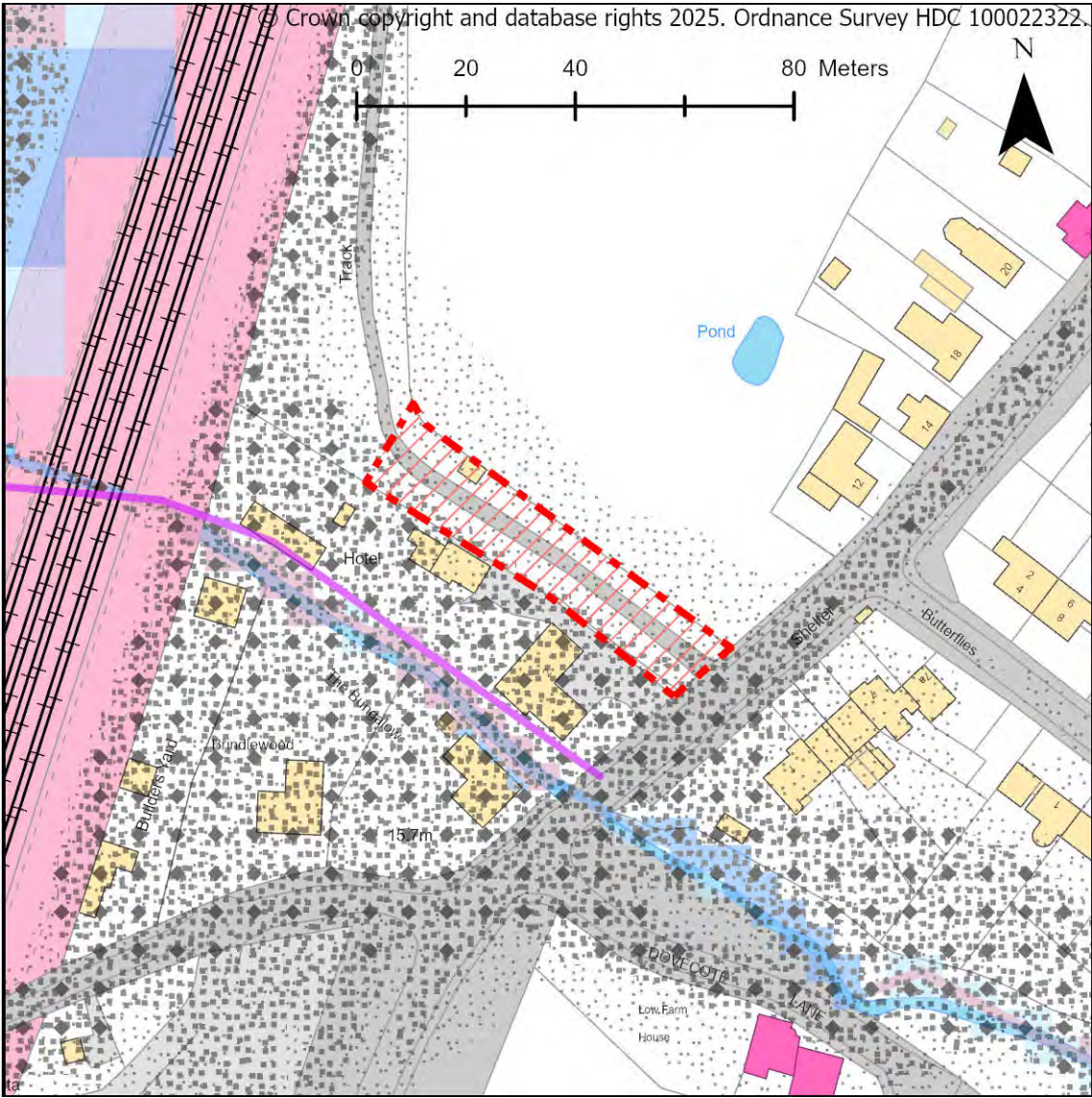
How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24241
Relevant planning history	None relevant
Land type	Part greenfield/part previously developed land

Current use of the site	Disused storage yard
Supporting information	Proposed Site Plan (drawing ref: AL0201, dated 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

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	No	Fail



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site has failed the fundamental constraints by being below the site size and number of homes threshold.
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Impact of the Sustainability Appraisal on the assessment

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

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold required for detailed assessment.	N/A	N/A

Updates after the Initial Assessment

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

Site reference	Great Paxton 6	
Site name	Land to the South of London Lane, Great Paxton	
Site address	Parish(es)	Site area (ha)
Land to the South of London Lane, Great Paxton	Great Paxton	13.97ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Open Space Uses: - Biodiversity net gain opportunities	251 homes including 100 affordable 1 ha of Biodiversity Net Gain	Available between 2024-2028 Build out over 5 years

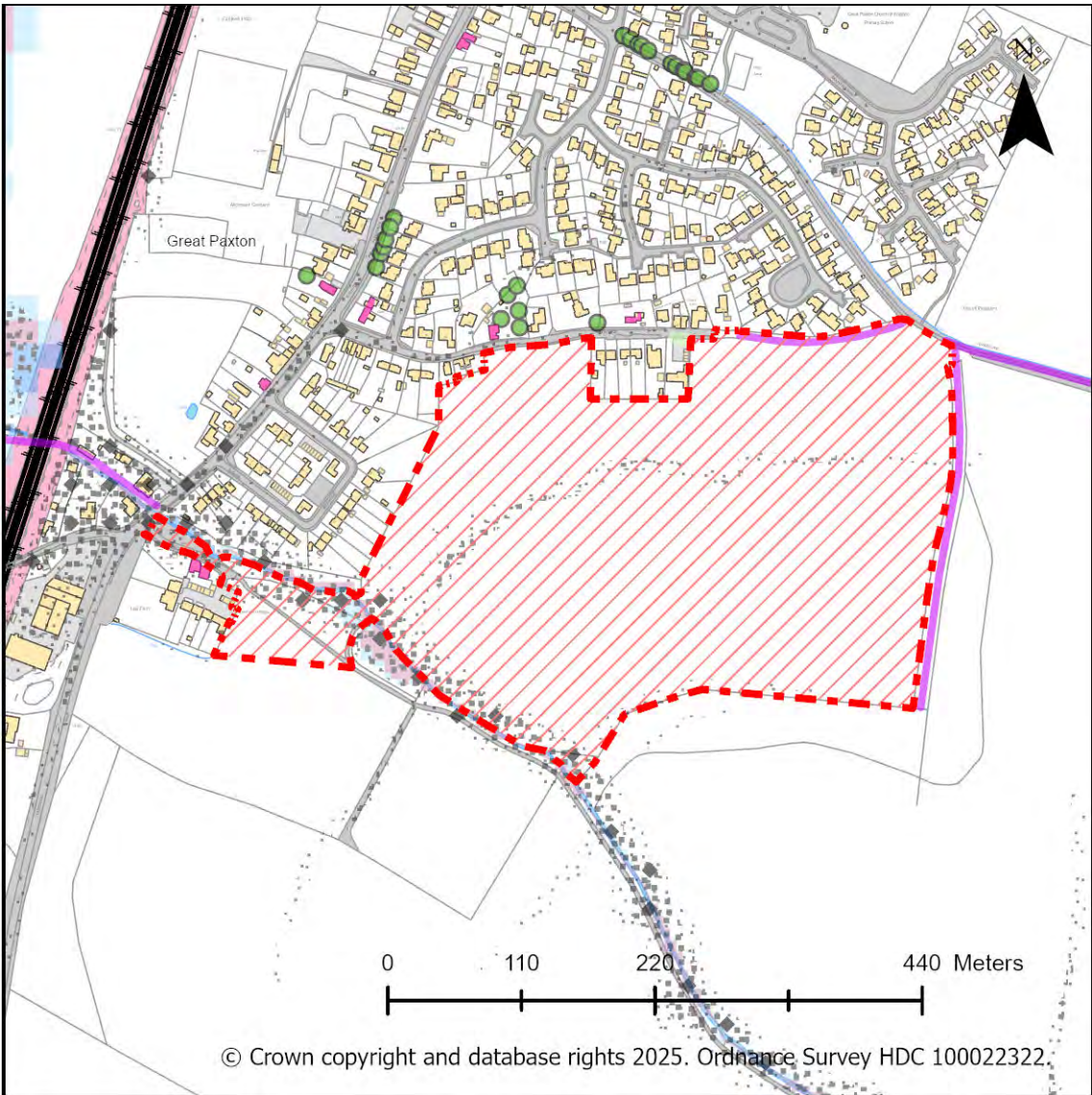
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - CfS 23-24312
Relevant planning history	None relevant
Land type	Wholly greenfield
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	A very small part of its southern edge is within 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 The site includes Great Paxton 3 which had previously been assessed, this submission includes Great Paxton 3 and considers it as part of a larger site. The site promoter identifies that this site could form part of a strategic development in combination with the adjoining site assessed under Great Paxton 7. The site is located almost wholly within flood zone 1 apart from a small portion of its southern edge which is in flood zone 3b where a water course runs along the site's boundary. At this point surface water flood risk is also high. There is a channel of surface water flooding risk running through the middle of site from between its eastern and western boundaries. It is predominantly classified as grade 2 agricultural land, with its western third being grade 3. The site rises from its lowest point on its western edge to its highest on its eastern edge by some 15-20m. Development on the higher aspects of the site would have a greater impact on the landscape. Its eastern and southern edges benefit from established trees and vegetation will help to enclose the site and could assist in mitigating the landscape impact of development. To the north are residential properties, its northern edge wraps around a series of properties on London Road. To the west are more residential properties, to the south and east is the open countryside. The site Great Paxton 7 wraps around the southern and eastern edges of this site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site but telegraph poles run along the site's northern edge along London Lane. There are no nature conservation or heritage designations within the site but the site's south western corner is adjacent to the listed Low Farm and to the north are several listed buildings along London Lane, whose setting would be impacted by development. The site promoter identifies that access could be created from London Lane. This is a very narrow lane with no footpath connections and for single way traffic. Therefore, engagement with Cambridgeshire County Council will be required to assess whether this route can service the quantum of development proposed on the site. The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. Only the western edge of the site is within a mineral and safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The rest of the site is not within a mineral safeguarding area. The site is beyond 400m from a water recycling site.	~
Availability	+

The site is in the ownership of a single family who supports its development. The site promoter has identified that there are no known legal restrictions impacting the site. It is intended to secure an allocation status for the site and then sell to a third party for obtaining planning permission and development. The site will be available between 2024 and 2028 and could take about 5 years to complete.	
Achievability The site promoter has identified that all services are not immediately accessible to the site apart from the public highway which is accessible from the site boundary. The site would have a significant impact in terms of the scale of potential growth on the village and there are constraints that would need to be overcome through the masterplanning process. Engagement will be required with Highways and other infrastructure providers to determine if the scale of growth can be accommodated and what work would be required to overcome infrastructure challenges. They have also identified that this site could form part of a strategic development in combination with the adjoining site assessed under Great Paxton 7 and also include the site previously assessed under Great Paxton 3.	~
Deliverability / developability The site is greenfield land. The site promoter seeks an allocation status for the site, therefore it is categorised as being developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is wholly greenfield land, predominately classified as being grade 2 agricultural land • Is at risk from some fluvial and surface water flood risk • Adjacent to a heritage assets which could be impacted by proposals • Good accessibility to local services and employment opportunities • Of a scale that could provide a range of housing types, sizes and tenures • Is not constrained by nature conservation designations • Accessible to some natural greenspace and is of a scale that could provide some additional open space • Development could be integrated into the existing place and community but this is subject to provision of a safe footpath access from London Lane
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- The site physically relates well to the main built form but access from London Lane is a key constraint making integration more challenging to successfully achieve

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

 - Is considered to be inappropriate for built development due to the significant access constraint along London Lane. Additionally, the scale of the potential development would severely impact the existing character of Great Paxton.

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

Site reference	Great Paxton 7
Site name	Land to the East of Paxton Hill, Great Paxton

Site address	Parish(es)	Site area (ha)
Land to the East of Paxton Hill, Great Paxton	Great Paxton	87

Promoter's Intentions

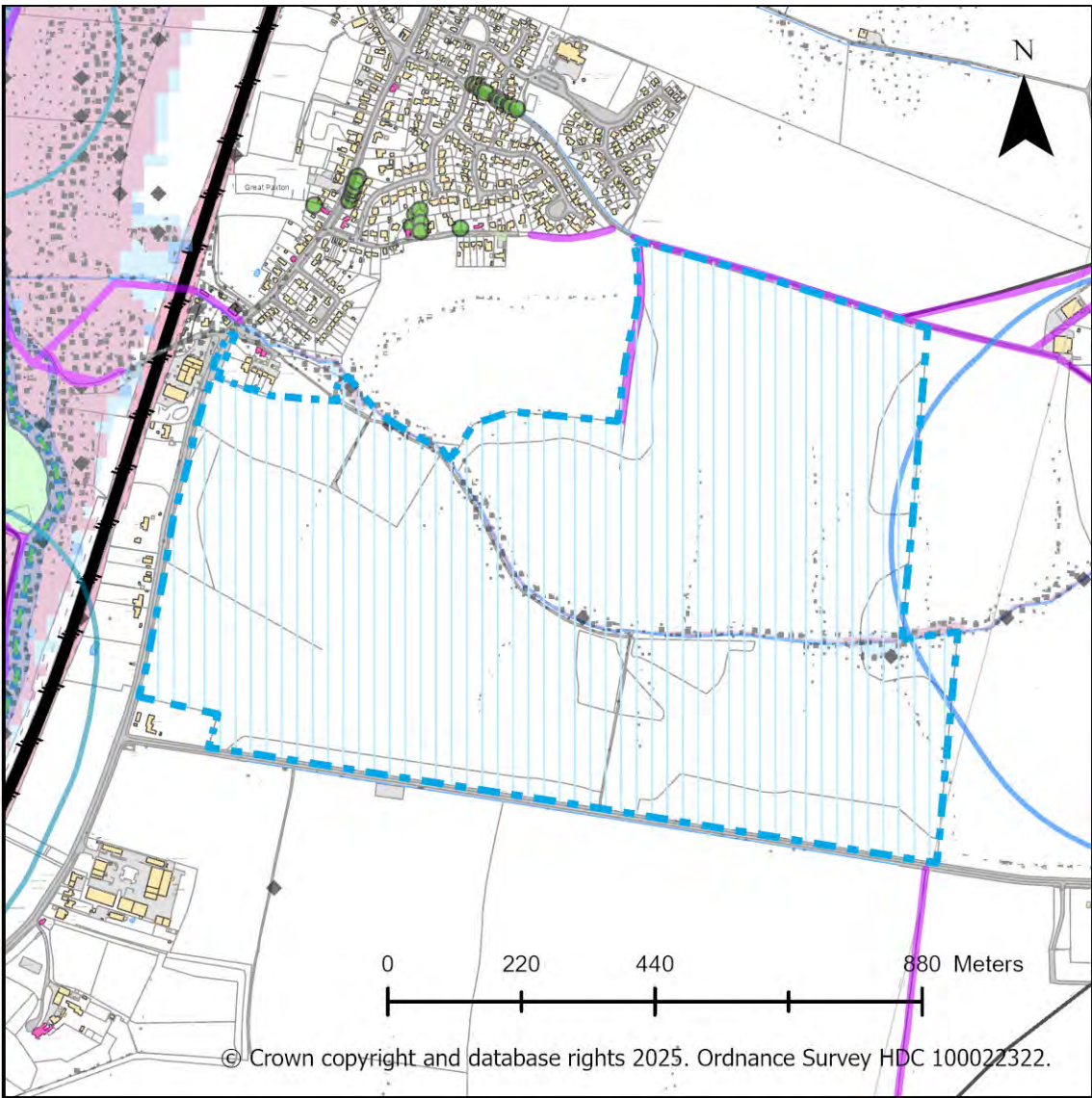
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Open space uses: - Natural, green or open spaces - Biodiversity net gain	Circa 1,566 homes (including 626 affordable) 10ha for natural, green or open spaces and biodiversity net gain	Available 2024 - 2028 Build out over 10+ years

Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24314
Relevant planning history	0900615FUL for the change of use of agricultural land to provide a new 18 hole golf course together with clubhouse and maintenance building. This was approved in March 2011. The site does not appear to be in active use as a gold course.
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	A water course runs through the centre of the site, it connects to the River Great Ouse to the west. This channel is within flood zone 3b but this a very small amount of the site area.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	A very small part of the site's eastern edge is within 400m of a water recycling area, this account for about 1ha of the site which can be overcome.	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 promoter identifies that this site could form part of a strategic development in combination with the adjoining site assessed under Great Paxton 6. The majority of the site is within flood zone 1, a water course runs through the centre of the site which connects to the River Great Ouse to the west. This channel is within flood zone 3b. 3a and 2 but this a very small amount of the site area. There are channels of surface water flood risk across the site, the most significant are located along he central water course. The majority of the site is classified as being grade 2 agricultural land. Approximately 21ha of the site on its western edge is classified as being grade 3. The site	-
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consists of three large agricultural fields. The southern edge of the site is bounded by a trackway, its northern edge partially bounds Adam's Lane. There are public rights of way along its northern and some of its western edge. There are pockets of trees and dense vegetation throughout the site and intermittently along its boundaries. The highest points of the site are along is northern and southern edges where it gently slopes towards the centre of the site where the water course runs through it. Considering the topography of the site and the intermittence of trees and landscaping, development would have a significant visual impact on the landscape. To the east and north is open countryside, to the north west are residential properties on the edge of Great Paxton, to the south is open countryside, to the south west is the Harley Industrial Park.

There is no known contamination or pollution on site. No gas or oil pipelines run through the site, telegraph poles run across the site. There are no nature conservation designations on site and there are no heritage designations within the site. However the scale of the site would have a fundamental impact n the character and setting of the village as well as the heritage sites within it as well as the wider landscape. The site promoter has identified that access would be sought form Paxton Hill along the western edge of the site. Advice from Cambridgeshire County Council would be needed to determine if this is appropriate and whether the local and strategic road network can accommodate this scale of growth.

The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. Only the western edge of the site is within a mineral and safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The rest of the site is not within a mineral safeguarding area. The site is largely beyond 400m from a water recycling site apart from 1ha of its eastern edge, landscaping can overcome any impact from this.

Availability

The site is in the ownership of a single family who supports its development. The site promoter has identified that there are legal restrictions impacting the site but has not detailed what these are. It is intended to secure an allocation status for the site and then sell to a third party for obtaining planning permission and development. The site will be available between 2024 and 2028 and could take over 10 years to complete. The site promoter has stated that delivery would have to be phased and would most likely be a strategic allocation with multiple developers building out the site.

Achievability

The site promoter has identified that all access and services are not immediately accessible to the site. The site promoter identifies that this site could form part of a strategic development in combination with the adjoining site assessed under Great Paxton 6. Engagement will be required with Highways and other infrastructure providers to determine if the scale of growth can be accommodated and what work would be required to overcome

infrastructure challenges. Other uses would also likely be required such as retail, community and some employment in order to support such a growth in population. Masterplanning and community engagement would therefore be essential. There has been no evidence submitted by the site promoter of any masterplanning or engagement that has taken place at this stage which may demonstrate that the site could be achievable. Also, fundamentally, the scale of the site would more than triple the size of the existing village and have a very significant visual impact which cannot be overcome. Therefore, the site is considered not to be achievable.	
Deliverability / developability The site is greenfield. An allocation status is sought for the site. There are unknown legal restrictions impacting the site as well. As set out above, the site is constrained and not achievable. Therefore it is not categorised as being either deliverable or developable.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No due to the fundamental urbanising impact on the landscape and on Great Paxton as well as the challenges in highways capacity and infrastructure provision that would be required to deliver this scale of growth.
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Impact of the Sustainability Appraisal on the assessment

The site has not progressed to the 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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Great Paxton 8: Land to the West of Great Paxton

Site reference	Great Paxton 8
Site name	Land to the West of Great Paxton

Site address	Parish(es)	Site area (ha)
Land to the West of Great Paxton	Great Paxton	8.95

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Circa 161 homes (including 64 affordable homes)	Available 2024 - 2028 Build out over 5 to 10 years

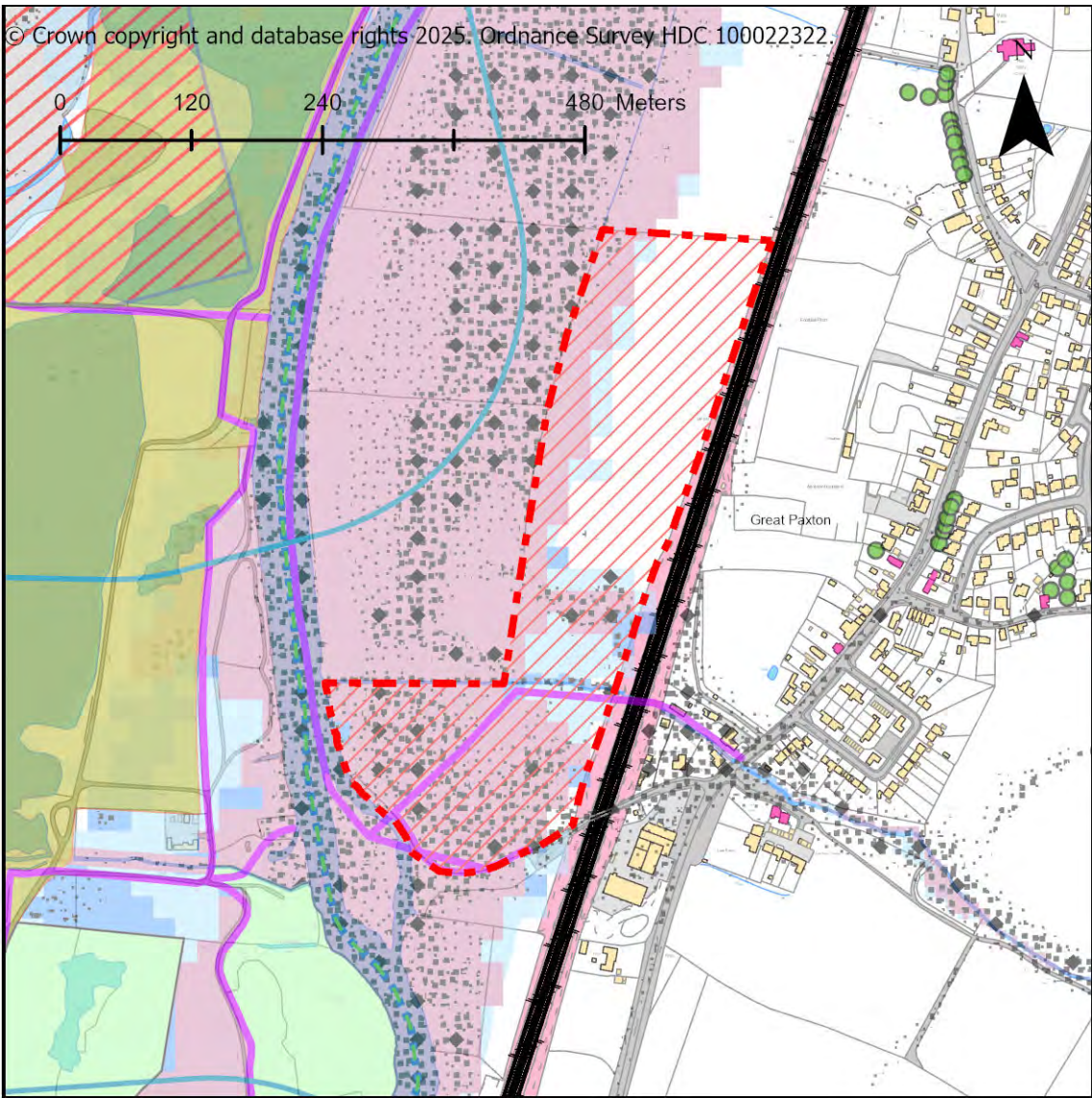
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24303
Relevant planning history	23/01555/AGDET for the construction of a 20x10m barn for the storage of agricultural equipment and consumables with hard standing for turning circle and parking. This was approved 26/10/2023
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	Approximately 5ha of the site is located within flood zone 3b. This is more than 50% of the site area. There is an additional 1ha of the site within flood zones 2 and 3a.	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, 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.

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

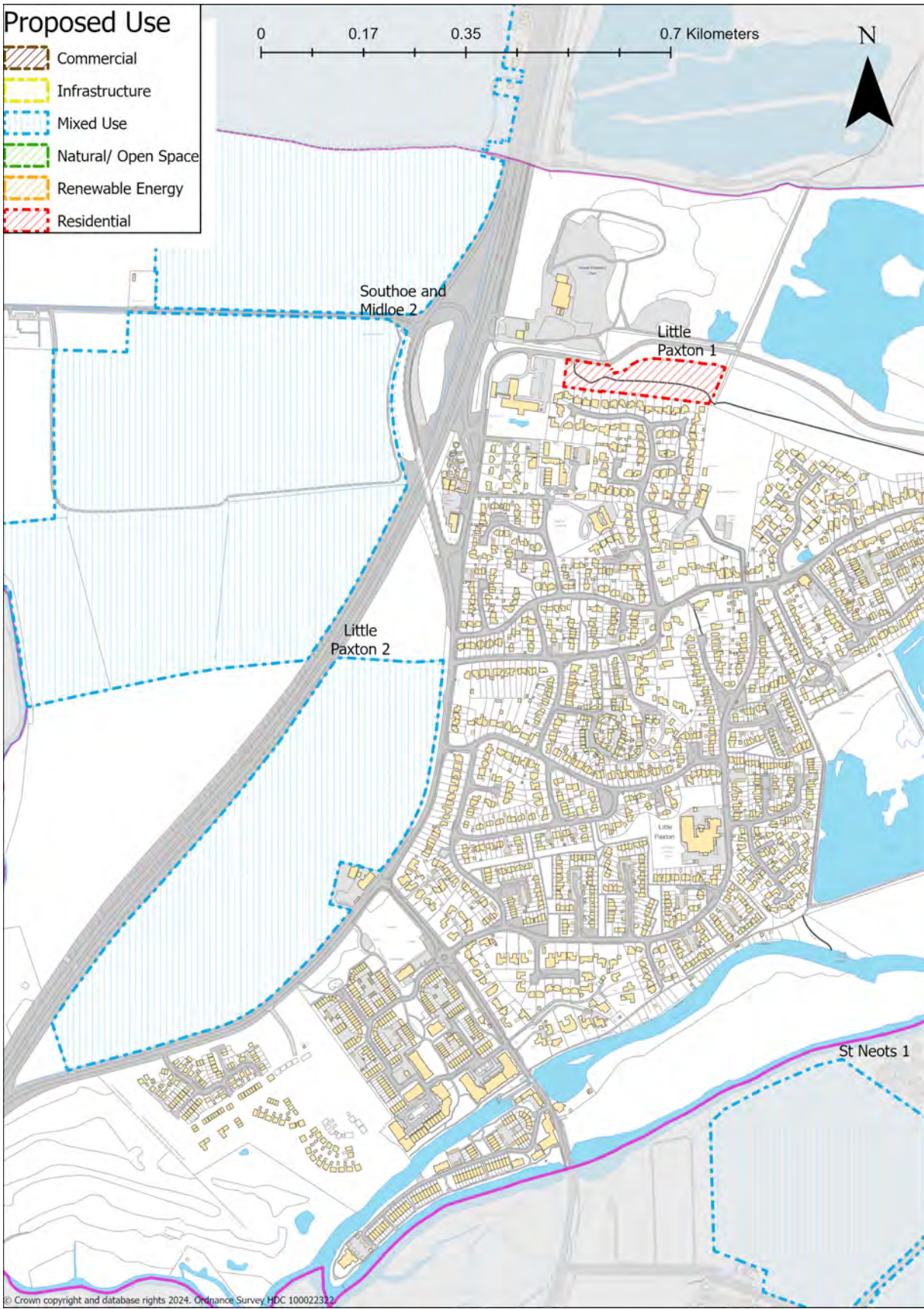
Little Paxton

17.14 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Little Paxton 1: Land North of St James Road, Little Paxton
- Little Paxton 2: Land West of Little Paxton

17.15 Please note that the following sites also partially fall within Little Paxton parish:

- 'Southoe and Midloe 2: Southoe Garden Village, Southoe', but it has been included under Southoe and Midloe as most of the site lies within that parish area.
- 'St Neots 1: Land North of Priory Park, St Neots' also partially falls within Little Paxton and Great Paxton parishes, but it has been included under St Neots as most of the site lies within that parish area.



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



Little Paxton 1: Land North of St James Road, Little Paxton

Site reference	Little Paxton 1
Site name	Land North of St James Road, Little Paxton

Site address	Parish(es)	Site area (ha)
Land north of St James Road, Little Paxton	Little Paxton	1.30

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	38 homes	Available 2024 - 2028 Build out over 2 years

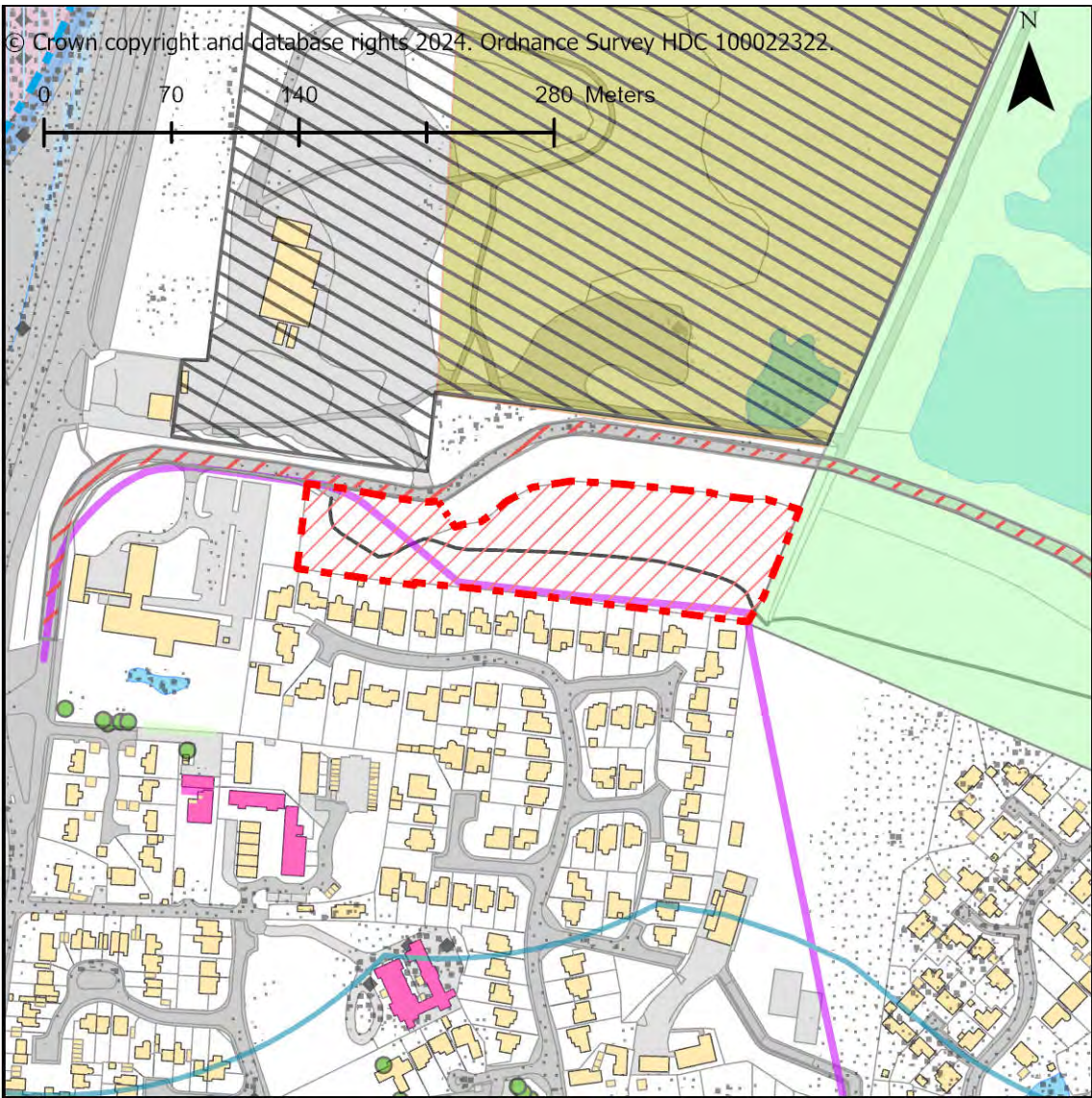
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:78
Relevant planning history	Application Number: H/00080/58/CM Proposed Development: Redlands East Of Great North Road - Gravel Extraction Outcome: Permitted Application Number: H/00055/62/CM Proposed Development: Adjacent West Of Little Paxton Sand And Gravel Pit - Gravel Extraction Outcome: Permitted Application Number: H/00883/81/CM Proposed Development: Within Land South Of Little Paxton Sand And Gravel Pit - Retention Of Sand & Gravel Plant & Asphalt Plant & Sites

	Outcome: Permitted Application Number: H/00845/87/CW Proposed Development: Little Paxton Quarry Off Great North Road - Importation Of Fill Material To Restore Disused Gravel Working. Outcome: Permitted HLP2036 Site Allocation: SN5 North of St James Road, Little Paxton for 35 homes HELAA (December 2017): North of St James Road to North of High Street, Little Paxton (220). This site was 4.70ha and included the submitted site which formed the western portion of the HELAA site.
Land type	Wholly greenfield land
Current use of the site	Rough grassland and trees
Supporting information	Land North of St James Road - Indicative Layout

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. Surface water flood risk is negligible. The site is wholly classified as non-agricultural land so the site will not impact upon the best and most versatile agricultural land. The land within the site is flat and the topography broadly consistent with the surrounding area. It predominantly comprises rough grassland with trees and shrubs. A mineral processing plant is located to the north west and Paxton Pits Nature Reserve SSSI is approximately 30m to the north. Paxton Pits Nature Reserve (county wildlife site) sits on the eastern boundary of the site. A tree lined bank between the site and Old Great North	~
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Road screens views of the site from the road and from the quarry works to the north. A public right of way crosses the site from the north and continues along the southern boundary. Trees and hedgerows encircle the site. Access to the mineral development area is via the road running along the northern boundary of the site, but is screened by trees. The site is wholly within the Great Ouse strategic green infrastructure area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would have to address biodiversity and environmental impacts. Safe integration with the built up area of Little Paxton would require consideration as existing residential areas do not provide access or connectivity to the proposed site.

The site promoter says that "Ground contamination remediation of made ground will be required". No oil or gas pipelines or associated buffer zones cross the site nor are there any overhead electricity lines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it.

The site is wholly within a sand and gravel mineral safeguarding area and mineral development consultation area, however the site has been quarried and refilled and greenfield use re-established. As the site is therefore wholly greenfield now it does not offer any potential for regeneration. Across the road to the north lies a waste management area. The site is not within a water recycling area.

Availability

The site is in single ownership via a Trust and development is supported by the landowner. There are no known legal restrictions affectign the site. The site promoter states that it is their intention that planning permission is acquired before the land is sold to a third party for development. The land is available from 2024-2028 and would be delivered over 2 years.

The site promoter says that the site is allocated for residential development by allocation SN 5 in Huntingdonshire's Local Plan to 2036. The site is submitted to reiterate their commitment to deliver the site within the current plan period.

Achievability

Gas, water and electricity supply are accessible from the site boundary. Access to digital and telecommunications infrastructure is unknown.

The site may be accessible from the west directly off Old Great North Road or via Enterprise House, further work to investigate access options would be required. The road bounding the northern boundary of the site is within a mineral development area and provides access for vehicles associated with its operation. Safety of access for residents, particularly for active travel, would require consideration and may present a barrier to development

The site is a green infrastructure priority area and is also in a Natural Cambridgeshire priority landscape area (Great Ouse Valley), but is somewhat removed from the River Great Ouse (0.9 miles straight line distance). Established trees and hedgerows bound the site which is adjacent to Paxton Pits Nature Reserve. Residential development on this site would have to address biodiversity, landscape, and environmental impacts. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Proximity to the A1 and Old Great North Road would provide long term connectivity and assist with the logistics of construction. The site is near a mineral development area, noise, pollution and vibrational impacts from this would need mitigation for the proposed residential use. Although the proposed development is within a mineral safeguarding area, extraction and importation of fill material to restore disused gravel working has been completed. Ground contamination remediation of made ground will be required. This site promoter has provided an indicative masterplan demonstrating site layout and access.	
Deliverability / developability There are no known legal or ownership constraints. Other constrains such as access, landscape, biodiversity and environmental impact and contamination would require resolution. The site is allocated with suitable criteria in Huntingdonshire's Local Plan to 2036 and is available from 2024-2028. The site is categorised as deliverable.	+

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk and surface water flood risk is negligible • The site is wholly greenfield land and non-agricultural land • The site is within proximity of designated nature conservation areas • Landscape impact would be minimal and no heritage designations are affected • The site is close to St Neots town centre and railway station, multiple culture and leisure facilities, a primary school and concentrations of employment providing sustainable employment, social opportunities and sustainable transport options 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 nature conservation designations and trees and hedgerows
- May require ground contamination remediation
- Address presence and/or integration of the public right of way

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.30ha 80% net developable area to accommodate existing trees and hedgerow. 1.30ha x 80% = 1.04ha	The net developable area is 1.04ha Residential - market and/or affordable homes Low density of 35 dph anticipated due to the edge of settlement location. Capacity = 1.04ha x 35 dph = 36 homes	Available immediately as site is currently allocated. Build out over 2 years

Updates after the Initial Assessment

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Little Paxton 2: Land West of Little Paxton

Site reference	Little Paxton 2
Site name	Little Paxton (West)

Site address	Parish(es)	Site area (ha)
Land to the west of Little Paxton, and east of the (new) A1	Little Paxton	20.36

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 - Nursing and care homes Infrastructure: - Associated social/community facilities Open Spaces - Natural, green or open spaces for a variety of uses - Biodiversity net gain opportunities	400 - 450 homes 10 - 20 custom and self-build homes 60 - 80 nursing and care homes bed spaces Scope for associated social/community facilities 4.00 to 5.00ha of natural, green or open spaces 10% biodiversity net gain opportunities	Available 2024 - 26 years

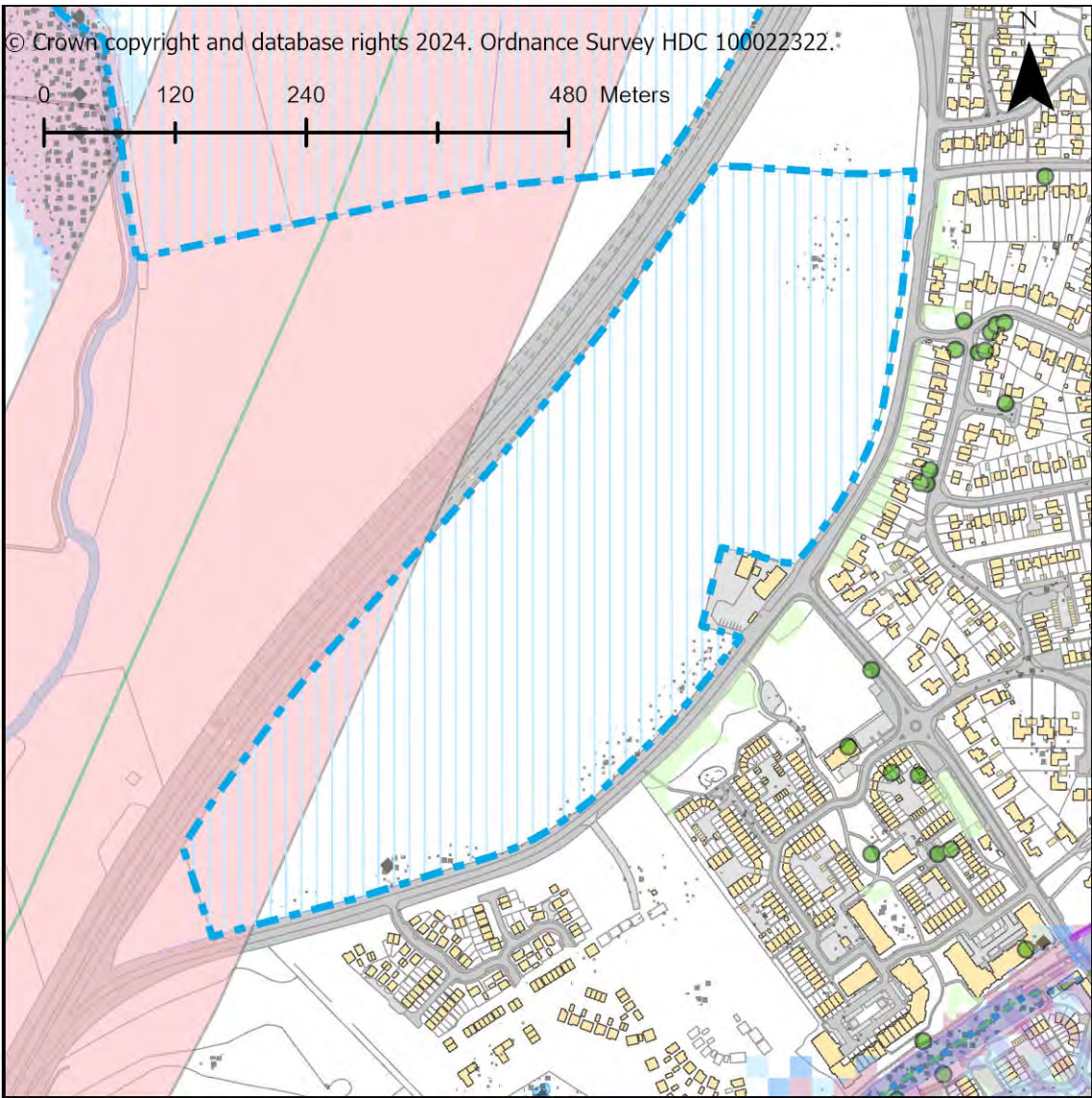
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:203
Relevant planning history	HELAA (December 2017): West of Little Paxton
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	Huntingdonshire District Council Issues Engagement Paper - Responses on Behalf of De Merke Estates Location Plan
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Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is wholly in flood zone 1. Surface water flood risk is present but negligible along the south eastern boundary and in pockets within the northern quarter of the site. The site is wholly classified as grade 2 agricultural land and is predominantly in arable agricultural use. The land rises noticeably east to west in the southern half of the site. Views across the A1 and to continuing countryside can be seen clearly from multiple points on the eastern boundary despite it being interspersed by mature trees and hedgerow demonstrating the continuing elevation of the landscape. Clear views into the site can be seen from the B1041	~
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both along the eastern boundary of the site and from the north west where it crosses over the A1. A substantial landscaping buffer would be required on the western boundary to mitigate noise and light pollution from traffic on the A1. The site acts as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside. A light industrial complex is located on the eastern boundary opposite the B1041/Mill Lane. East of the Great North Road (B1041) are residential properties. Those north of Mill Lane predominantly have their rear gardens facing towards the road and hence the site posing a constraint to integration. However, south of Mill Lane 21st century development presents a more open frontage to Great North Road with a small area in the southern corner comprising St Neots golf course which is well screened by trees. Access to the site is via a narrow track opposite Little Paxton Lane. The site is wholly within the Great Ouse green infrastructure strategic area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would have significant biodiversity, landscape, light and environmental impacts which would need to be addressed. No public rights of way traverse the site.

There is no known pollution or contamination and no oil pipelines and buffer zones cross the site nor do any overhead electricity lines. No known heritage assets are located within the site and there are no tree preservation orders affecting it.

As the site is wholly greenfield land it does not offer the potential for regeneration. The site is entirely within a sand and gravel mineral safeguarding area, Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that may constrain development. The site is not within a water recycling area.

Availability

The site is in single individual control and ownership, development is supported by the landowner. There are no known legal restrictions affecting the site. Delivery of the site is anticipated to be facilitated by acquiring planning permission before being sold to a third party for development. The land is available from 2024 - 2028, and the site promoter estimates delivery over 5 - 6 years.

Achievability

Gas, mains water and electricity supply and digital and telecommunications infrastructure are accessible from site boundary. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site.

The site is accessible by road from Great North Road (B1041) which would assist with long term access and the logistics of construction, however, the impacts of transport as a result of construction and occupation of the promoted 400 - 450 dwellings would require

significant consideration and mitigation, especially to homes adjoining Great North Road. The site would generate a significant amount of additional traffic during construction and after occupation which would require addressing. The site forms part of the Great Ouse green infrastructure strategic area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). The site's relationship with the wider landscape would require mitigation and consideration given to building height elevations due to the sloping nature of the site. Significant landscape buffers would be required on the western boundary of the site. Mitigation measures would be required to address the noise and pollution impacts of the A1. Development would require consideration of the integration of the residential development with the built up area of Little Paxton. The presence of Great North Road would require further measures to allow for safe crossing of residents. Major infrastructure may be required to support development. Careful consideration would be required to address how the current employment uses could be integrated within the development without detrimentally impacting upon their continued use. The site promoter provides supporting information to suggest how some of the constraints may be overcome including landscaping to address potential noise from the A1 and bringing forward a high quality landscape-led development to address landscape constraints and the potential provision of community facilities.	
Deliverability / developability There are no known legal or ownership constraints. There are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible • It is grade 2 agricultural land and is wholly greenfield • The site is in a sensitive landscape location which would require strategic landscaping and integration of existing woodland address topographical challenges • The site is within proximity of 10 ha of a nature conservation designation
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• The site is close to St Neots town centre and railway station, multiple cultural and leisure facilities, a primary school and concentrations of employment providing sustainable employment, social opportunities and sustainable transport options • The site abuts the A1 and is therefore likely to be subject to noise, air and light pollution In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable place-making, however there are substantial constraints to overcome. • Is located such that it could be effectively masterplanned to become part of the existing place and community • Would require strategic landscaping • Would require careful integration to ensure continued use of current employment uses on the site boundary • Would require noise, air and light mitigation • Would require mitigation of transport impacts • Would require sensitively masterplanned development to address topographical challenges
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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 20.36ha 60% net developable area to accommodate strategic landscaping, noise, air and light pollution mitigation, integration of existing woodland and topographical challenges. 20.36ha x 60% = 12.22ha	Net developable area 12.22ha. 0.5ha removed for community uses leaving 11.72ha developable area. Residential - market and/or affordable homes, nursing and care homes bed spaces Low density of 35 dph anticipated due to the edge of settlement location. Capacity = 11.72ha x 35 dph = 410 homes	Available from 2029 subject to allocation. Build out expected over 5 - 7 years.

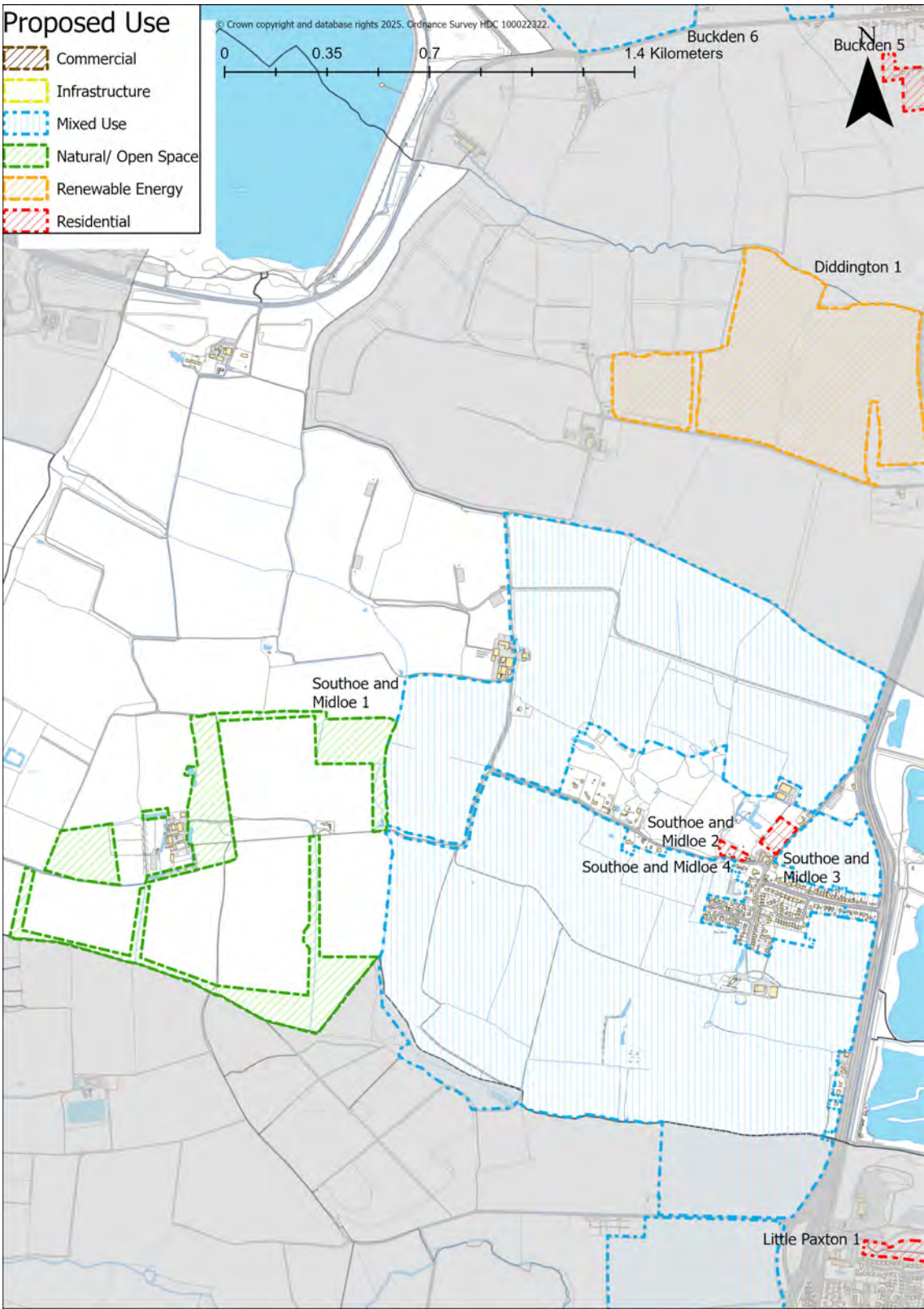
Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted a Vision Document (March 2024) in support of the site. It sets out a concept plan and how constraints such as landscape, transport and noise could be overcome. Also, comments received from the Education Authority in November 2024 have seen the potential capacity for the site reduced from 410 homes to 220 homes. This does not significantly alter the sustainability appraisal of the site.

Southoe and Midloe

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

- Southoe and Midloe 1: Midloe Grange Farm, Midloe
- Southoe and Midloe 2: Southoe Garden Village, Southoe
- Southoe and Midloe 3: Land North West of Bell Lane, Southoe
- Southoe and Midloe 4: Land North of Rectory Lane, Southoe



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



Southoe and Midloe 1: Midloe Grange Farm, Midloe

Site reference	Southoe and Midloe 1	
Site name	Midloe Grange Farm	
Site address	Parish(es)	Site area (ha)
Midloe Grange Farm, Rectory Lane, Southoe	Southoe and Midloe	20.26

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open Space: Biodiversity net gain	20.26ha	Available 2023 Information on proposed delivery timing not provided

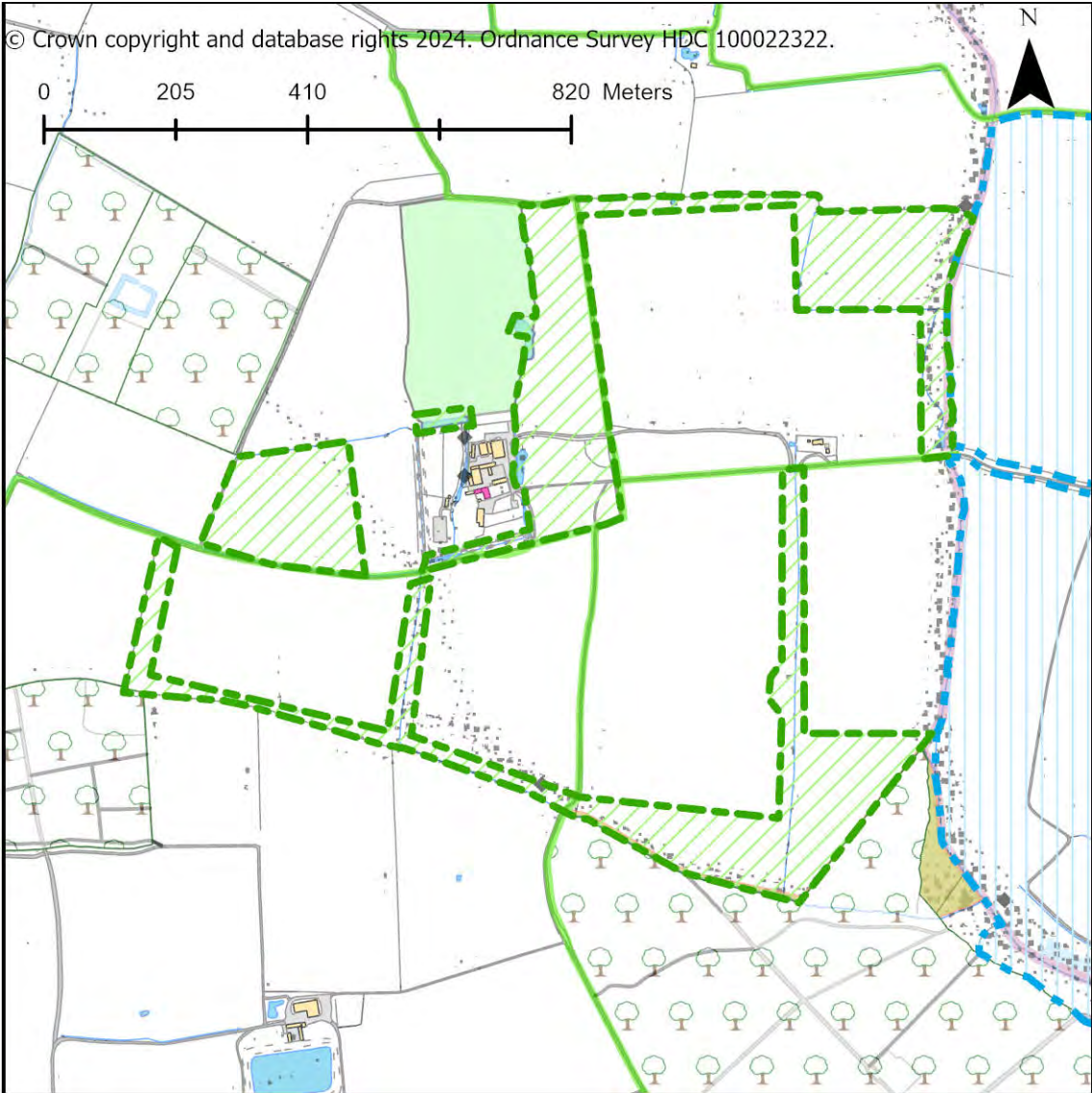
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:331
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural (field margins)
Supporting information	Biodiversity offsite management plan Statement of reasons Preliminary ecological appraisal

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 comprises four separate areas which constitute field margins. 99% of the site is in flood zone 1, with the remainder in flood zone 3b. Surface water flood risk is present in association with field boundaries and drainage ditches, some ponds are present to the north. The site is wholly grade 2 agricultural land with most currently serving as field margins to arable fields. The land slopes gently down from the northern boundary and is consistent with the open countryside within which it is situated. Little Paxton Wood (a SSSI and ancient woodland) bounds the south east corner of the site, ancient woodland is also found just outside the north west and south west boundary, both of which are also designated as county wildlife sites. The northernmost rectangle of the proposed site is also within a county wildlife site. Two residential properties sit just outside the boundary which are Midloe Grange (a grade II listed building) and Midloe Cottage. Two public rights of way (bridleways) traverse the site, north to south and east to west. Due to the proposed use of the site it is unlikely that any adverse landscape or ecological impact would occur. The proposed use of the site for biodiversity net gain would be considered complementary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance. There is no known pollution or contamination and no known gas or oil pipelines or their associated buffer zones cross the site, nor do any overhead electricity powerlines. No known heritage assets are located within the site although there may be archaeological potential associated with the former monastic site. The site is not within a mineral safeguarding or water recycling area.	+
Availability The site is in single individual control and use of the site for biodiversity net gain is supported by the landowner. There are no known legal restrictions associated with the site. The site is available from 2023.	+
Achievability Access to gas, mains and electricity supply are unknown, as is access to digital and telecommunications infrastructure although the proposed use would generate limited if any demand for utility services. No gas or oil pipelines and buffer zones, nor overhead electricity lines cross the site. There is no known pollution or contamination. The proposal to create biodiversity net gain would enhance the biodiversity and ecological profile of the area and has the potential to connect existing areas of nature conservation value.	+

Access is via a single lane farm road and across fields. Due to the nature of the proposal it is not considered that this would affect the achievability of the site given the landowner actively farms the land. The site promoter provides further information as to how biodiversity net gain would be achieved on the site including a construction environmental management plan, environmental DNA surveys, and species surveys. Baseline ecological conditions have been established and a biodiversity offsite management plan provided.	
Deliverability / developability The site is deliverable. There are no known legal or ownership constraints. The site would be delivered by the landowner and the landowner's agent, who would act as a planning authority liaison and facilitate credit brokerage and managing the sale process. The landowner would be responsible for establishing the habitats and managing the site for the nationally required minimum period of 30 years.	+

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: 99% of the site is in flood zone 1, with the remainder in flood zone 3b and the proposed use would have a positive impact on flood risk - It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration - It would contribute further to the development of ecological corridors connecting sites of importance that sit just outside the site boundary - Public rights of way provide access to natural greenspace and leisure opportunities - The site would have a positive impact on the surrounding landscape and ecology and the setting of Midloe Grange, a listed building In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for biodiversity net gain - Construction environmental management plan, environmental DNA surveys, species surveys and baseline ecological conditions and an offsite management plan demonstrate facilitation 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 20.26ha 100% net developable area due to proposed use of site.	20.26ha for biodiversity net gain	Available from 2023 Build out and retention - 30 years minimum

Updates after the Initial Assessment

The site now has a conservation covenant on it which means biodiversity net gain credits can be purchased from the site as off-site credits for development.
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Southoe and Midloe 2: Southoe Garden Village, Southoe

Site reference	Southoe and Midloe 2
Site name	Southoe Garden Village, Southoe

Site address	Parish(es)	Site area (ha)
Land surrounding Southoe (west of the A1)	Little Paxton; Southoe and Midloe	300.0

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 Commercial: - Employment Infrastructure: - Primary school - Secondary school - Neighbourhood hubs - District centre Open Space Uses: - Natural, green or open spaces - Biodiversity net gain opportunities - Land to safeguard against flooding	2,500 to 3,000 homes A suitable proportion of custom and self-build housing can be incorporated 20,000 sqm of employment floorspace Two primary schools, one secondary school, neighbourhood hubs, and a district centre to support residential development. 175 ha of open space uses in total including 140 ha biodiversity net gain and 25 ha of land to safeguard against flooding.	Available 2024 - 2028 Build out over approximately 12 years

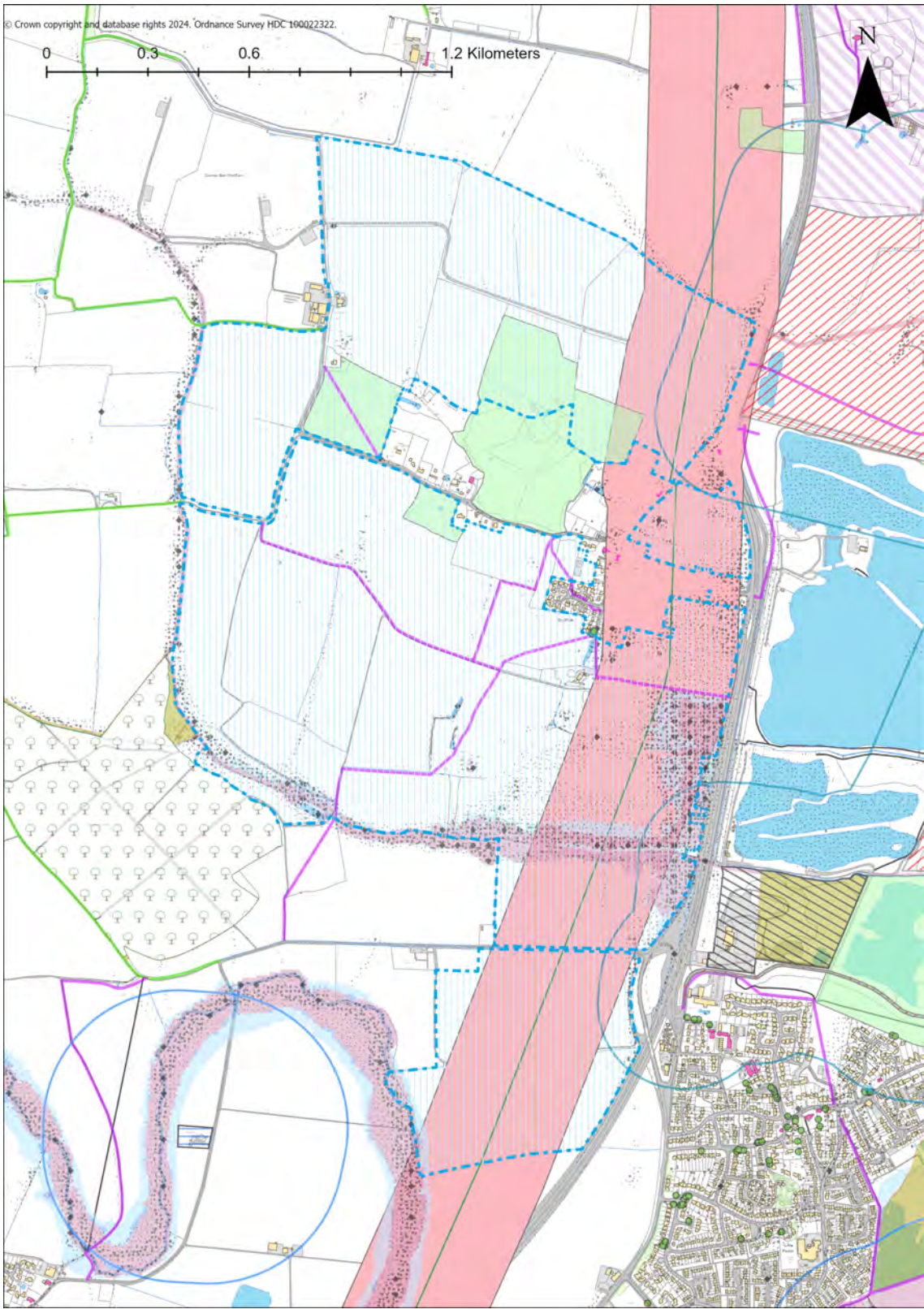
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:227
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Relevant planning history	HELAA (December 2017): South of Lees Lane, Southoe (219). This represents 7.60ha of the submitted site
Land type	Wholly greenfield land except for 2 residential properties and some hard surfacing at the play area
Current use of the site	Agricultural
Supporting information	Southoe a Garden Village, Vision Document Southoe Garden Village Location Plan

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	Approximately 7.08 ha grade 1 agricultural land	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	Approximately 20.72 ha of the eastern portion of the site is within a water recycling area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability

The submitted site comprises four parcels of land; two to the south of Southoe and two to the north. they are currently in a mixture of arable and pastoral agricultural use with a very small number of residential properties and several agricultural buildings within the site.

Areas of flood zone 2 and flood zone 3a are located in the south of the site as the result of the River Kym, linking to the River Great Ouse and farm drainage. The remainder of the land is flood zone 1 (approximately 94%). Risk from surface water flooding is present across the site in parallel to the A1 and associated with field drainage and topography with several ponds being present. Approximately 7ha of the site is grade 1 agricultural land focussed immediately north of Southoe and immediately west of the A1, the remainder of the site is grade 2 agricultural land. Development of a best and most versatile agricultural land poses a constraint to this site.

The land slopes downwards toward the A1, with its lowest point being its south eastern corner. This is some 25m lower than its north western corner. Views across the countryside can be clearly seen from the A1 to the east and from a public right of way that crosses the site from Church Farm House north west away from the village towards Church Farm Cottage and another that follows the northern edge of the site from Common Barn Farm and beyond to the west. Three 125m wind turbines can be seen just to the north west at Common Barn wind farm. The broadly triangular portion of land immediately west of the A1 is bounded on the southern edge by residential properties which run along Lees Lane. Bell Lane which bounds the west of this parcel has some residential properties in the south opening up to clear views that can be seen across the agricultural field (looking south and with tree and hedgerow to the north of Bell Lane).

The largest parcel of the site is situated immediately south of Southoe village with a boundary to many existing homes. The impact on residential amenity of all affected homes forms a constraint on the scale, layout and nature of any development proposals. This portion of the site includes multiple public rights of way links which transect the site allowing clear 360 degree views of open countryside to be seen from these and from Brook End to the south. Little Paxton Wood (a SSSI and ancient woodland) bounds the western edge of this parcel directly south of Southoe village. The sensitivity of this natural environment also poses a constraint on development. A single track road, leading to Hail Weston, separates the two southernmost parcels with open views into the countryside north and south. Little Paxton cemetery is located to the north western corner of the southernmost parcel of land. The south western boundary adjoins the River Kym with the land falling away from the high point close to the road down to the river channel which supports a line of trees and shrubs provising limited screening from the south west, although the southern boundary comprises a low hedgerow. Residential properties fronting the A1 are immediately outside the eastern boundary, but Manor Farm has been included which lies south of the village. The site is highly exposed in both the local landscape and in longer distance views so significant landscaping buffers would be required to mitigate

impact of the development. The north western corner of the southernmost parcel of land adjoins the junction of the A1 with the B1041 and the road to Hail Weston. Proximity to the A1 and associated slip roads may give rise to noise and light pollution constraints affecting development potential. The proposed site will surround the small village of Southoe. The scale and nature of the proposed development would fundamentally change the existing scale and character of the Southoe as a village. The impact of the proposal on the existing village and the ability to integrate the two would require serious consideration in both environmental and social terms. There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site. An oil pipeline and buffer zone runs through the southernmost parcel of the submitted site and continues northwards through other all parcels just west of the A1. The buffer zone covers much of the north eastern and southernmost parcels. Overhead electricity lines are present within the site. There are no known heritage assets within the site although archaeological potential exists with several medieval moats and earthworks around the village. Two Cambridgeshire wildlife sites are within the site comprising Church Farm / Old Rectory Grasslands (20.06ha) and Southoe Hill Pasture (1.67ha). Little Paxton woods (a SSSI and ancient woodland) bounds the western edge of southern parcel of the site. It is estimated that over 60ha of the eastern edge of the site is identified as part of the Great Ouse green infrastructure strategic area which is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). The site has significant biodiversity, landscape and environmental constraints impacting on its suitability. The site is almost wholly greenfield land and offers no opportunities to contribute to regeneration. Approximately 21ha of the site is within a water recycling area and 138ha of the site is within a sand and gravel mineral safeguarding area, Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that may constrain development.	
Availability The site is owned by multiple owners (a family and Corporate Trust) and is in multiple control with no legal agreement. Development is supported by all landowners. The site promoter notes that it is not known if there are any legal restrictions, this would require further investigation. The submission anticipates that planning permission would be acquired before the land is sold to a third party for development. The land is available from 2024 - 2028 and delivery estimated to take 12 years.	~
Achievability	~

Gas, mains water and electricity supplies are accessible from the site boundary as is digital and telecommunications infrastructure. Multiple accesses are available to the proposed parcels of land, however these are village or country lanes which will need substantial upgrading to serve the proposed development. The elevation of any potential buildings will require consideration due to the sloping nature of the site and their exposure within the wider landscape. The presence of nearby SSSI and wind turbines; and county wildlife sites and green infrastructure areas within the site would mean that landscaping solutions to integrate existing woodland would be required. The site is highly exposed in both the local landscape and in longer distance views, significant strategic landscaping would be required to mitigate the impact of the development. Residential development on this site may have significant biodiversity, landscape, light and environmental impacts which would need to be addressed. Integration with the existing village of Southoe would require careful consideration. The presence of an oil pipeline and buffer would constrain development on the eastern edge. Overhead powerlines on the site mean that mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines. The presence of mineral safeguarding areas and a water recycling area within the site may affect the location and layout of development. Access to the A1 is via two T junctions with short slip roads, safe access for construction and occupation of the site would be a major constraint which would require significant additional infrastructure and assessment of the impact of development on the road network. The presence of the A1 would also require noise and pollution mitigation. Due to the proposed number of homes, major infrastructure would be required to support the community such as primary schools and a secondary school (or major extension to an existing school in St Neots along with provision of safe active travel routes), local services and facilities and green spaces/infrastructure. The site promoter provided some supporting information to suggest how some of these issues may be mitigated for example, biodiversity net gain opportunities and natural, green or open spaces including land to be safeguarded for flooding. It is proposed that a 20m offset is included in the site to address the presence of the oil pipeline and buffer zone. A new A1 junction, extension of existing walking and cycling routes and the creation of a blue infrastructure network incorporating SUDS is also proposed. Integration of the existing community would be via extending the High Street, Bell Lane and Rectory Lane and integrating Manor Farm into the development with the larger agricultural barns removed. A 500m offset would be implemented from the wind turbines. A 50m offset would be included from the A1.	
Deliverability / developability	~

Legal constraints are yet to be identified. There are significant constraints to be overcome and major infrastructure would be required including new safe access onto the A1. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes A sustainability appraisal is completed to provide more detailed analysis and evidence due to the potential for the site to influence the overall development strategy for Huntingdonshire should it be brought forward.
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is greenfield with the majority being classified as grade 2 agricultural land and the rest being grade 1 • The majority of the site is flood zone 1 with areas of flood zone 2 and 3a located in the south of the site attributed to the River Kym • The scale of the site would result in significant landscape impact arising from its topography • Could adversely impact designated nature conservation sites, Little Paxton Wood (a SSSI and ancient woodlands) ancient woodlands and county wildlife sites • Development would have fundamental impacts on Southoe completely transforming the scale, nature and character of the existing rural settlement and its resident community • Has potential to increase traffic and travel on and around the A1 with the potential to increase air pollution • The site is in an area of relatively high market demand for new homes • The site is currently remote from services, employment, primary education, shops and public transport, but could provide these as part of an holistic development • There is archaeological potential within the site In combination the outcomes of the LAA and SA indicate that the site: • The site is inappropriate for development due to its likely significant impacts on the character of the landscape and on Southoe as well as designated nature conservation sites • The achievability of the development is unclear because of significant infrastructure requirements including new access(s) onto the A1, the presence of pipelines and overhead powerlines

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

Site reference	Southoe and Midloe 3
Site name	Land North West of Bell Lane, Southoe

Site address	Parish(es)	Site area (ha)
Land North West of Bell Lane, Southoe	Southoe and Midloe	0.77

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: • Biodiversity net gain opportunities	15 homes 0.27 ha of BNG	Available between 2024-2028 Build out over 2 years

Core information

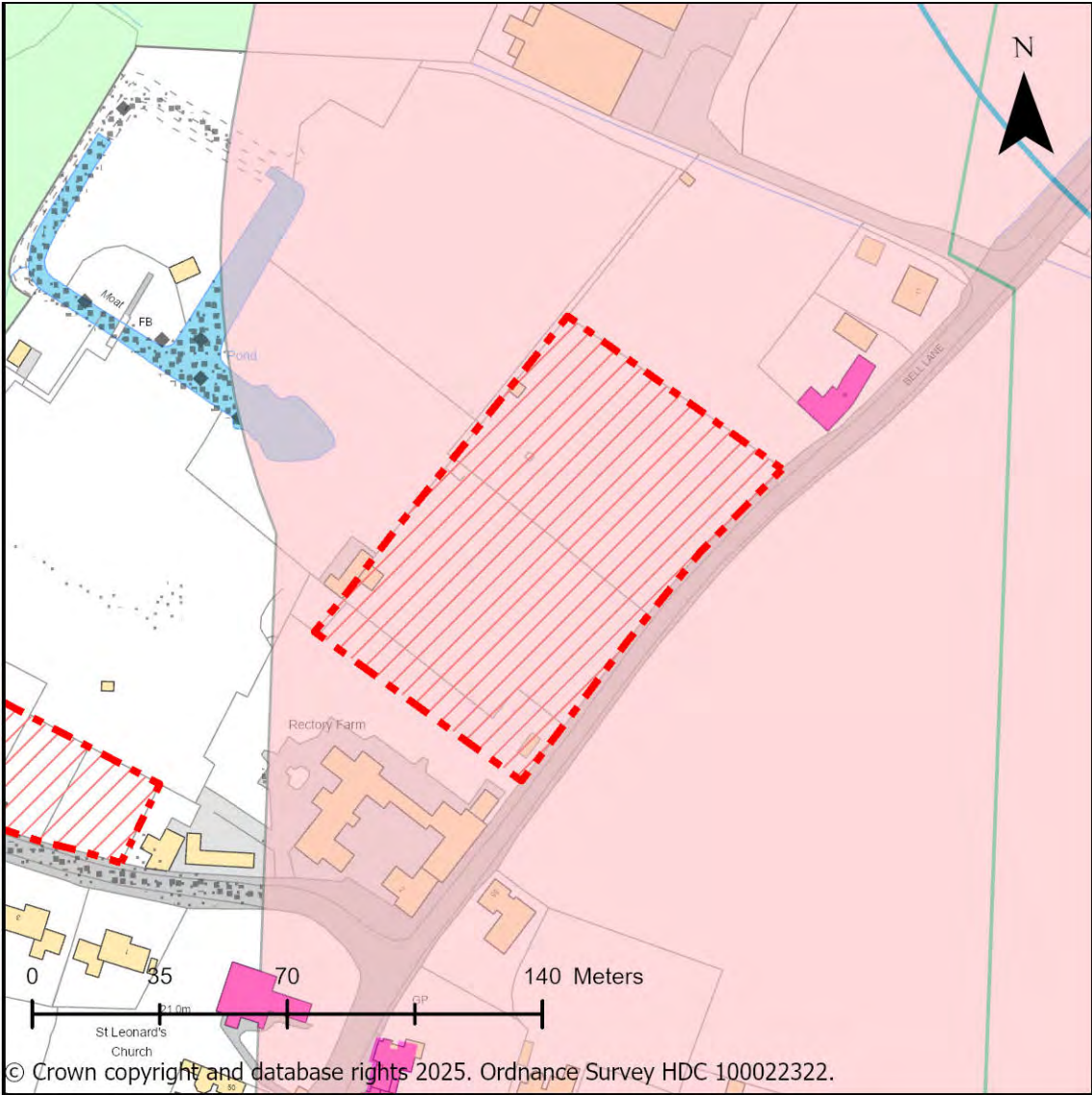
How was the site identified?	Ongoing Call for Sites 2023-2024 submission - CfS 23-24233
Relevant planning history	No known planning history
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	Approximately half of the site is classified grade 1 agricultural land, the remaining area being grade 2	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	
Approximately half of the site is classified as grade 1 best and most versatile agricultural land, the remaining half being grade 2 which could be a significant constraint to development. The site is within flood zone 1 with some recorded risk of surface flooding scattered across the site. The topography of the land within the site is broadly flat, sloping upwards beyond the north western boundary. Approximately 400m north west of the site	~

the elevation of the land is 44m which is double the height of the site, circa 22m. There seems to be some small scale agricultural buildings on site. The eastern and northern boundary comprise established vegetation which obscures views into the site on approach to Southoe and Midloe along Bell Lane and agricultural land beyond these boundaries. In contrast, the western and southern boundary is completely open adjoining agricultural land to the west and adjacent to a residential property to the south. Despite this openness, about 50m north west of the site lies a mature treeline limiting views into the site. There would likely be some landscape especially due to higher land elevation to the north west but this could be mitigated by existing vegetation and landscape buffering to the west of the site. The site is not impacted by oil or gas pipelines and it appears no electricity lines run through the site. There are no designated heritage or nature assets within the site. The site could be accessed from Bell Lane. The site is wholly greenfield land and offers no opportunities to contribute to regeneration of previously developed land. The site is wholly within a mineral safeguarding area for sand and gravel and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is not impacted by a water recycling area.	
Availability The proposal is under family/ individual control and supported by the landowner. There are no legal issues or constraints to overcome prior to development. The promoter has stated the site is available for development and will take 2 years to build out.	+
Achievability The site promoter has stated water supply is available within the site and electricity supply and digital infrastructure is available from the site boundary. Gas supply is not immediately accessible. Access to the site could be achieved from Bell Lane, consultation with Cambridgeshire County Council will be required to work out the most appropriate access point. There could be some landscape impact looking in from the west which would need to be mitigated. A significant constraint is the fact approximately half of the site, to the east, is within the best agricultural land class which should be protected. It is unclear whether access to the western area of the site could be achieved without harming the agricultural land to the east. Hence, development would likely result in harm to highly productive agricultural land which should be protected. Therefore, the proposal is considered to be unachievable.	-
Deliverability / developability The site not developable at present due approximately half of the site being within the best and most versatile agricultural land class which should be protected.	-

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No as the site is mostly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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Impact of the Sustainability Appraisal on the assessment

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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
A capacity calculation has not been undertaken due to the proposals likely harm to highly productive agricultural land.	N/A	N/A

Updates after the Initial Assessment

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

Site reference	Southoe and Midloe 4
Site name	Land North of Rectory Lane, Southoe

Site address	Parish(es)	Site area (ha)
Land North of Rectory Lane, Southoe	Southoe and Midloe	0.38

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Open space uses: - Biodiversity net gain opportunities	6-9 homes 0.1 ha BNG	Available between 2024-2028 Build out over 2 years

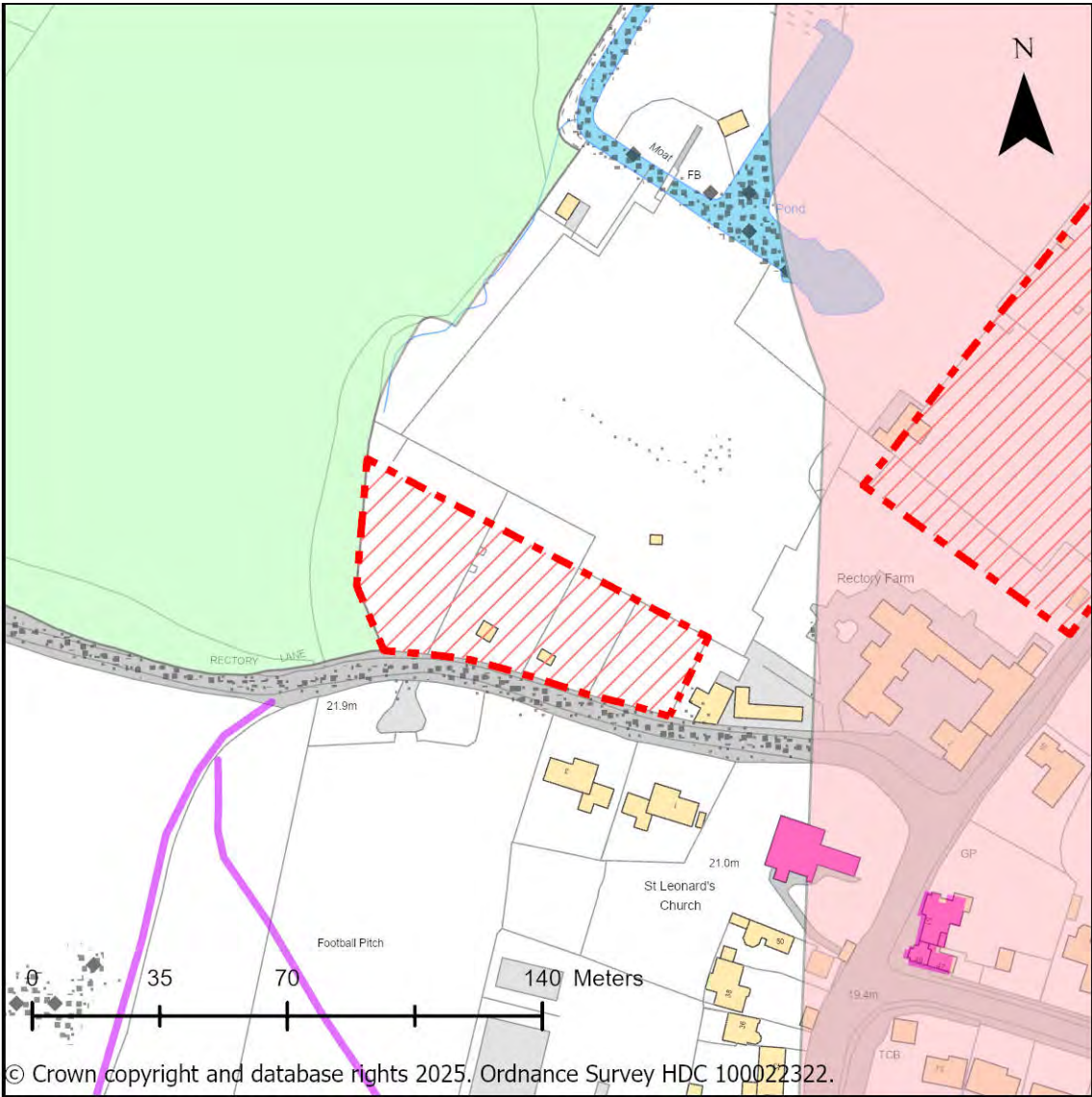
Core information

How was the site identified?	Ongoing Call for Sites 2023-2024 submission - CfS 23-24237
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural/ paddock land
Supporting information	None submitted

Fundamental Constraints

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

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 greenfield, classified as grade 2 agricultural land which could constrain development as this is the second highest quality agricultural land class. It is within flood zone 1 with no recorded risk of surface water flooding. The site consists of Paddock land, situated in the north west of Southoe and Midloe potentially accessed via Rectory Lane. The topography of the site is broadly level, sloping gently down from west to east. Land to the north west has a significantly higher elevation. The site is screened from the south and west due established trees and vegetation and partially from the east due to an adjoining residential property mitigating landscape impact. The northern boundary is completely open meaning the development would be highly visible from adjoining agricultural fields. That said, long distance views may be obscured because of an existing vegetated area to the north and north west. Further assessment may be required to understand whether the site would be visible from surrounding public right of ways to the south, east and west. Overall, ensuring landscape buffering along the northern boundary, there would likely be minimal landscape impact. The site is not impacted by oil or gas pipelines or electricity lines. There are no designated heritage or nature assets located within the site. The southern boundary fronts onto Rectory Lane which could be used to access the site, consultation with Cambridgeshire County Council will be required to understand whether it could accommodate the development. The site is wholly greenfield land, offering no opportunities to contribute to the regeneration of previously developed land. The site is wholly within a mineral safeguarding area for sand and gravel, consultation with Cambridgeshire County Council will be required to ascertain whether this is a workable resource that might constrain development. It is not impacted by a water recycling area	
Availability The proposal is under family/ individual control and supported by the landowner. There are no legal issues or constraints to overcome prior to development. The promoter has stated the site is available for development, will take 2 years to build out and will be delivered by a house builder.	+
Achievability The site promoter has stated electricity supply and digital infrastructure is available from the site boundary and mains water supply is accessible from within the site. Gas supply is not immediately accessible. Highway access could be achieved from Rectory Lane. However, this road is a narrow track and therefore upgrades will likely be required to ensure safe access to the site. Consultation with Cambridgeshire County Council will help determine what is required to ensure appropriate highway access. Landscape buffering along the northern boundary would help minimise landscape impact. Development could lead to the loss or harm of established vegetation which border the southern and western boundary,	~

the site would need to be effectively masterplanned to minimise this impact. Overall, there are constraints to overcome relating to habitat loss, access and landscape impact but they could be overcome.	
Deliverability / developability There are agricultural structures that would need to be cleared prior to development. As mentioned, there are some issues to resolve but they could be overcome. The site promoter has stated the proposal would be developed by housebuilder and is expected to take 2 years to build out. The proposal would be contrary to current policy and therefore allocation status would be required. Hence, the development 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: • It is in flood zone 1 with no recorded risk of surface water flooding • The site is wholly greenfield land, classified as grade 2 agricultural land • Remote from education facilities, shops, employment and public transport options. • Is in close proximity to active travel options including pavements in Southoe and surrounding public right of ways. • Within the setting of multiple heritage assets including St Leonard's Church in the immediate vicinity • Could compromise the landscape and townscape character of the area but this could be overcome through effective design. • Situated such that it could be effectively integrated into existing place and community In combination, the LAA and SA indicated that the site: • Is potentially appropriate for development subject to effective masterplanning and further assessments to ensure the character and form of designated heritage assets and the surrounding landscape is protected. • Development on the site would result in the loss of highly productive agricultural land and this should be considered carefully in future decisions. • Development along the frontage or located proportionally less on the western side of the site would help to mitigate potential adverse impact. • Consultation with Cambridgeshire County Council will be required to understand what upgrades are required on Rectory Lane to ensure safe and appropriate access to 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 0.38 ha 60% net developable area to allow for landscape buffering and improve integration with wider landscape and townscape. 0.38 ha x 60% = 0.228 ha	0.228 ha net developable area 25 dph to reflect the site being located in a rural village location 0.228 ha x 25 dph = 6 homes	Allocation status required Build out over 2 years

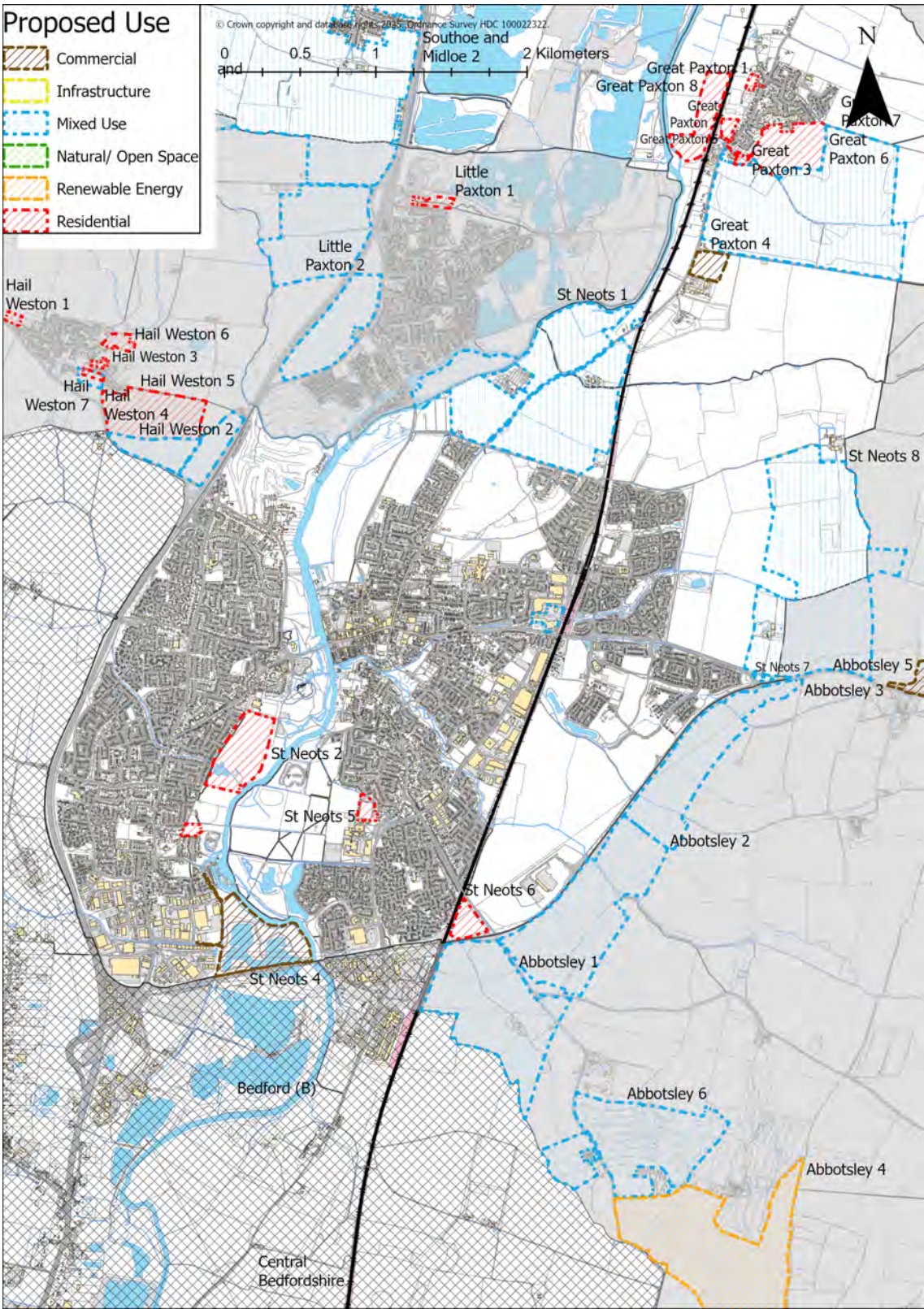
Updates after the Initial Assessment

St Neots

17.19 Please also look at sites in 'Abbotsley' parish to get a complete picture of proposals around St Neots due to where parish boundaries fall.

17.20 A total of 9 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- St Neots 1: Land North of Priory Park, St Neots - this site crosses over into Little Paxton and Great Paxton parishes but is assessed here as the majority of the site areas falls within St Neots parish.
- St Neots 2: Land East of Brook Road, Eaton Ford, St Neots
- St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots
- St Neots 4: Land North of the A428, St Neots
- St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots
- St Neots 6: Land South West of Potton Road, Eynesbury, St Neots
- St Neots 7: Land North East of Wintringham, St Neots
- St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots
- St Neots 9: Land at Station Road, St Neots



17 Area 7 - Southern Huntingdonshire Site Assessments

Huntingdonshire District Council | UPDATED Huntingdonshire Land Availability Assessment

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



St Neots 1: Land North of Priory Park, St Neots

Site reference	St Neots 1
Site name	Land North of Priory Park, St Neots

Site address	Parish(es)	Site area (ha)
The land to the north of Priory Park and Mill Lane, east and west of Huntingdon Road/B1043.	St Neots; Little Paxton; Great Paxton	89.00ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable homes Commercial: - Retail Supporting Infrastructure: - Community facility Open Spaces: - Natural, green or open spaces: - Extension to Priory Park, allotments/community orchard, wetland wildlife and biodiversity net gain enhancements.	Approximately 600 market and/or affordable homes Potential for retail, complementary uses to support residential development and community facility, size to be confirmed. Natural, green or open spaces would amount to around some 28.0 ha or so, 13.9 ha on the western parcel and 14.2 ha on the eastern parcel, this would include opportunities for biodiversity net gain.	Available 2024 - 2028 Build out over approximately 6 years

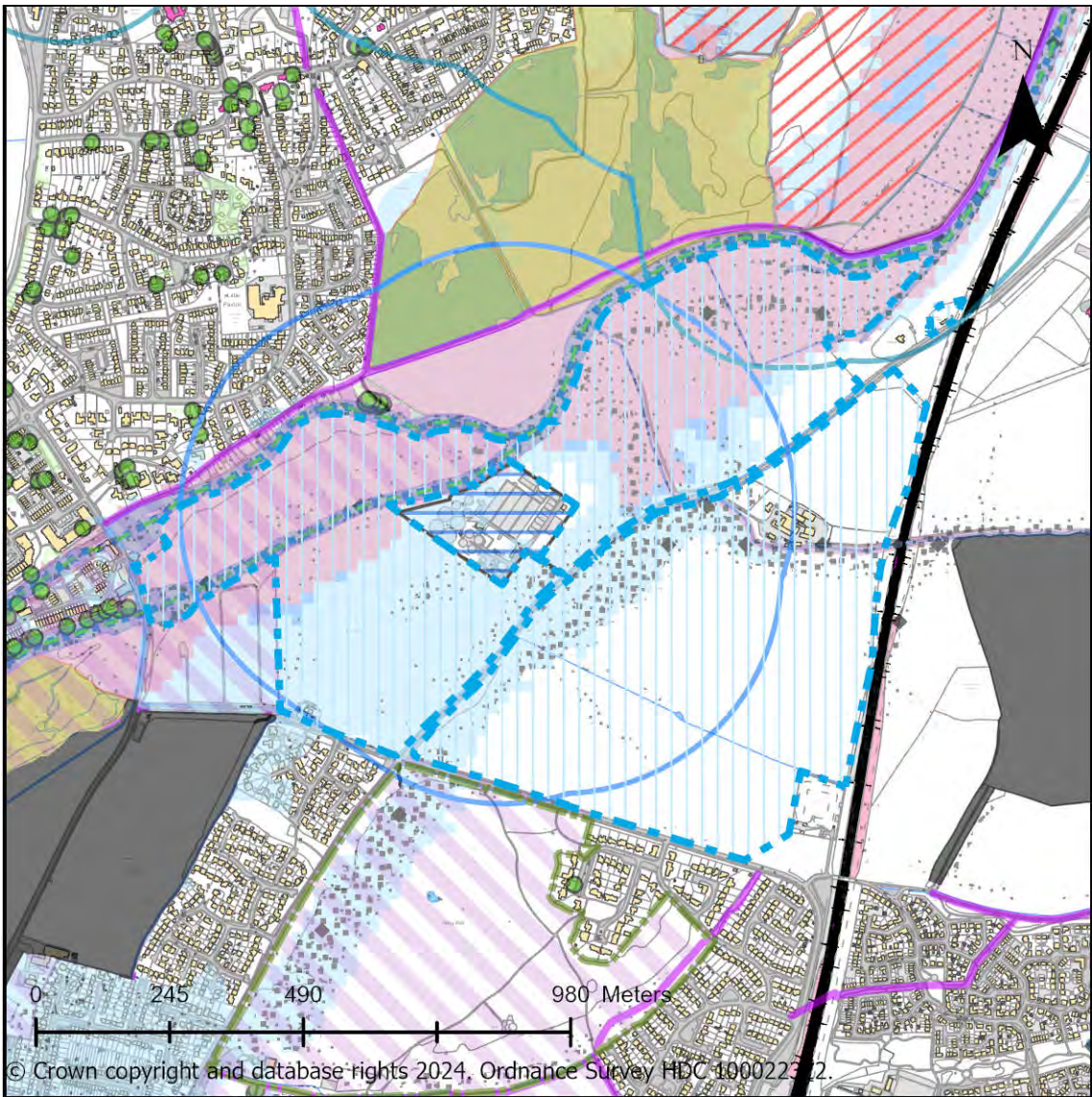
Core information

How was the site identified?	Call for sites 2023 submission: site reference - Cfs:239
Relevant planning history	None
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Land North of Priory Park St Neots - Indicative Land Use Areas Land North of Priory Park St Neots - Masterplan Concept Location Plan Odour Modelling Assessment Place Prospectus

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 0.7 ha of the western boundary of the site in within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	34.7 ha of the site is within a water recycling area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

Context, constraints and potential suitability The proposed land is located to the north of the built up area of St Neots and straddles Huntingdon Road/B1043 creating an eastern and western parcel of land (approximately 42.80ha and 46ha respectively). An additional separate parcel of land of approximately 0.20ha is located to the north constituting the curtilage and residential property, Skewbridge Cottage, which is surrounded and contains extensive tree cover. Approximately two thirds of western parcel is in flood zone 3a and 3b. Flood zone 3a also runs through the northern half of the eastern portion of the site as a result of Gallow Brook. Flood zone 2 covers the majority of the western portion of the site and the western edge of the eastern portion of the site. A drain runs through the southern half of the eastern	
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portion of the site which includes a pond, associated surface water flood risk is present in locations similar to the aforementioned water bodies. The eastern portion of the site is grade 2 agricultural land, with the western parcel providing a mix of grade 2, 3 and non agricultural land. Skewbridge Cottage contains grade 2 agricultural land. The majority of the sites are in arable agricultural use with lengths of hedgerows and small clusters of trees throughout. The site is separated by Priory Hill Road/Mill Lane meaning that the site is currently isolated from other residential areas which are well screened from Priory Hill Road by mature trees making integration challenging. The western portion of the site is relatively flat and includes a strip of land lying between the two channels of the River Great Ouse and representing part of the conservation area; Mill Cottage sits on the northern boundary. East of the B1043 the land slopes significantly upwards (by approximately 15 to 20m) towards the railway line that bounds the eastern edge. Some trees and a hedgerow are present on the southern boundary of the site and part of the eastern edge of the B1043, however long distance views of open countryside can be seen from the south and north and from the B1043. Significant strategic landscaping would be required to mitigate impact of the development. The far south west corner of the proposed site includes two cottages and is bounded by the Rowley allotments. St Neots water recycling centre sits within the centre of western portion of the site forming a substantial constraint. Brooks Farm is located in the north of the eastern parcel with Gallow Brook running through it. Outside the south eastern corner is an electricity substation. The River Great Ouse forms the western boundary. Several of the surrounding uses are either sensitive to development or pose constraints that would impact on the scale, nature and layout of any development proposals. The site promoter proposes green infrastructure/biodiversity net gain, environmental initiatives and allotments to the west of the B1043 reflecting constraints arising from the water recycling centre, and flood risk. An extension to Priory Park to the east of the B1043 is proposed with residential uses on the far eastern portion which is bounded by the railway line. There is no known pollution or contamination and no known gas or oil pipelines or associated buffer zones cross the site. Overhead power lines are present within the eastern portion of the site. No known heritage assets are located within the site, the western edge of the western part of the site and the southern boundary of the eastern part of the site both adjoin the conservation area, the area of land to the west and separated by the River Great Ouse lies entirely within a conservation area. There are no designated nature conservation assets within the site. As the site is wholly greenfield land it does not offer any potential for regeneration. The majority of the site is within a water recycling area buffer zone which significantly impacts on its suitability for uses where people will spend extended periods of time such as homes, some land in the far eastern parcel is outside this. The majority of the site is within a sand	
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and gravel mineral safeguarding area meaning 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 single family control and the land optioned, the development is supported by all landowners. There are no known legal restrictions affecting the site. The site promoter anticipates that the land is available from 2024 - 2028 and would be delivered by a house builder over a 6 year period.	+
Achievability The site promoter notes that gas, mains water and electricity supply are accessible from site boundary as is digital and telecommunications infrastructure. The proposed location of residential development is to the east of the site as the site begins to slope upwards towards the railway line, elevation of the buildings may have a significant impact on the landscape character and significant strategic landscape would be required. Overhead powerlines are present within the eastern portion of site where residential development is proposed, mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines, this may impact viability of the site. Priory Hill Road and Mill lane bounds the southern edge of the site and the B1043 runs through the middle of the site. The eastern boundary is bound by the railway line. Any residential development may be subject to noise, air quality and vibrational impacts. Access to the road networks would assist with long term accessibility and the logistics of construction. The separation of the site from the north of St Neots by Priory Hill Road/Mill Lane and the B1043 would require further measures (for example safe crossing points) to safely integrate the proposed site with the existing built up area of St Neots and to enable safe access to the proposed open space uses (Green Infrastructure and Priory Park extension). Development would require consideration of the integration of the existing residential developments and relationship to the conservation areas. The site is within a water recycling area buffer zone, includes a water recycling centre and is within a sand and gravel mineral safeguarding area. As a result, the open space uses may be considered acceptable, however the residential uses proposed may be difficult to achieve. The site promoter has provided some supporting information to suggest how some of these issues may be mitigated for example they state that " Potential noise and vibration effects associated with the [railway] line could be mitigated as there is sufficient land available to	~

provide suitable technical measures. Undergrounding of existing low voltage electricity cables [would be undertaken and]. Additional technical work will be undertaken to confirm that the extent of proposed residential development in proximity to the waste water treatment works is appropriate using guidance on the assessment of odour". An odour assessment has been completed, the findings of which quote "that it is highly unlikely that there would be any odour complaints from residential receptors within the proposed area. Impacts on the proposed extension to Priory Park and other green infrastructure are considered to be negligible." The site promoter also proposed a landscape buffer and tree planting to visually screen the water recycling centre and aid in odour dispersal. A network of recreational paths are proposed within the open spaces.	
Deliverability / developability There are no known legal or ownership constraints. The site's location within a mineral safeguarding area and water recycling area would limit the possibility of residential uses on site, but green uses could be considered acceptable, so there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to overcoming the constraints the site could be categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is wholly greenfield and grade 2 agricultural land • Flood zone 2 covers the entirety of the western parcel of land, flood zone 1 is only present on just over half of the eastern parcel; flood zones 3a and 3b are also present • Proximity to St Neots water recycling centre increases the potential odour impact on future residents • The site relates more closely to the countryside, the proposal would create an isolated pocket of residential development exacerbated by its topography, with little relationship to its surrounding countryside location or existing residential properties • Proposed uses for green infrastructure, and biodiversity net gain would support and enhance the landscape setting, biodiversity and ecology, and the setting of the Great River Ouse within and adjacent to the Great Ouse Valley priority area.

- Opportunities for an extension to Priory Park, green infrastructure, and biodiversity net gain could provide additional leisure opportunities
- Access to the railway station is within reasonable distance, as is access to St Neots town centre, education and employment opportunities

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

- Is inappropriate for residential development
- Will not support sustainable place-making
- The achievability of the development is unclear because of the presence of overhead powerlines, odour and flood mitigation, noise and vibrational mitigation resultant from proximity to the railway line
- Is appropriate for green infrastructure, biodiversity net gain and potential extension to Priory Park subject to provision of safe crossing(s)

- Appendix 4 - Flood Risk Opportunity Note
- Appendix 5 - Utilities Infrastructure Validation Statement
- Appendix 6 - Response to LLA and SA

While these technical documents provide some further information and clarification on some of the issues identified in bringing forward this site including those related to flooding, connectivity, odour, landscape and utilities, the fundamental issues and constraints that impact the site have not been overcome. Therefore, the site is still considered to be inappropriate for built development but green infrastructure and biodiversity uses are still supported.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 48.50 ha Proposed residential development discounted as considered inappropriate development.	Green infrastructure Biodiversity net gain Priory Park extension Site capacity 48.50ha If a Priory Park extension is taken forward, provision for car parking may be required slightly reducing the net developable area for green space uses	Available 2024 onwards Build out 2024 - 2028 onwards: establishment of biodiversity net gain would be a long-term process with maintenance and monitoring required for at least 30 years.

Updates after the Initial Assessment

In response to the Autumn 2024 consultation, the site promoter submitted several documents in support of their site:

- Appendix 1 - Transport Connectivity Note
- Appendix 2 - Landscape and Visual Technical Note
- Appendix 3 - Odour Review

St Neots 2: Land East of Brook Road, Eaton Ford, St Neots

Site reference	St Neots 2
Site name	Land East of Brook Road

Site address	Parish(es)	Site area (ha)
Land east of Brook Road, St Neots	St Neots	14.00

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing Open spaces: Natural, green or open spaces for a variety of uses Biodiversity net gain opportunities	Around 120 homes, the amount of specialist housing to be confirmed. Open space areas to be confirmed.	Available 2024 - 2028 Build out over 3 to 3.5 years

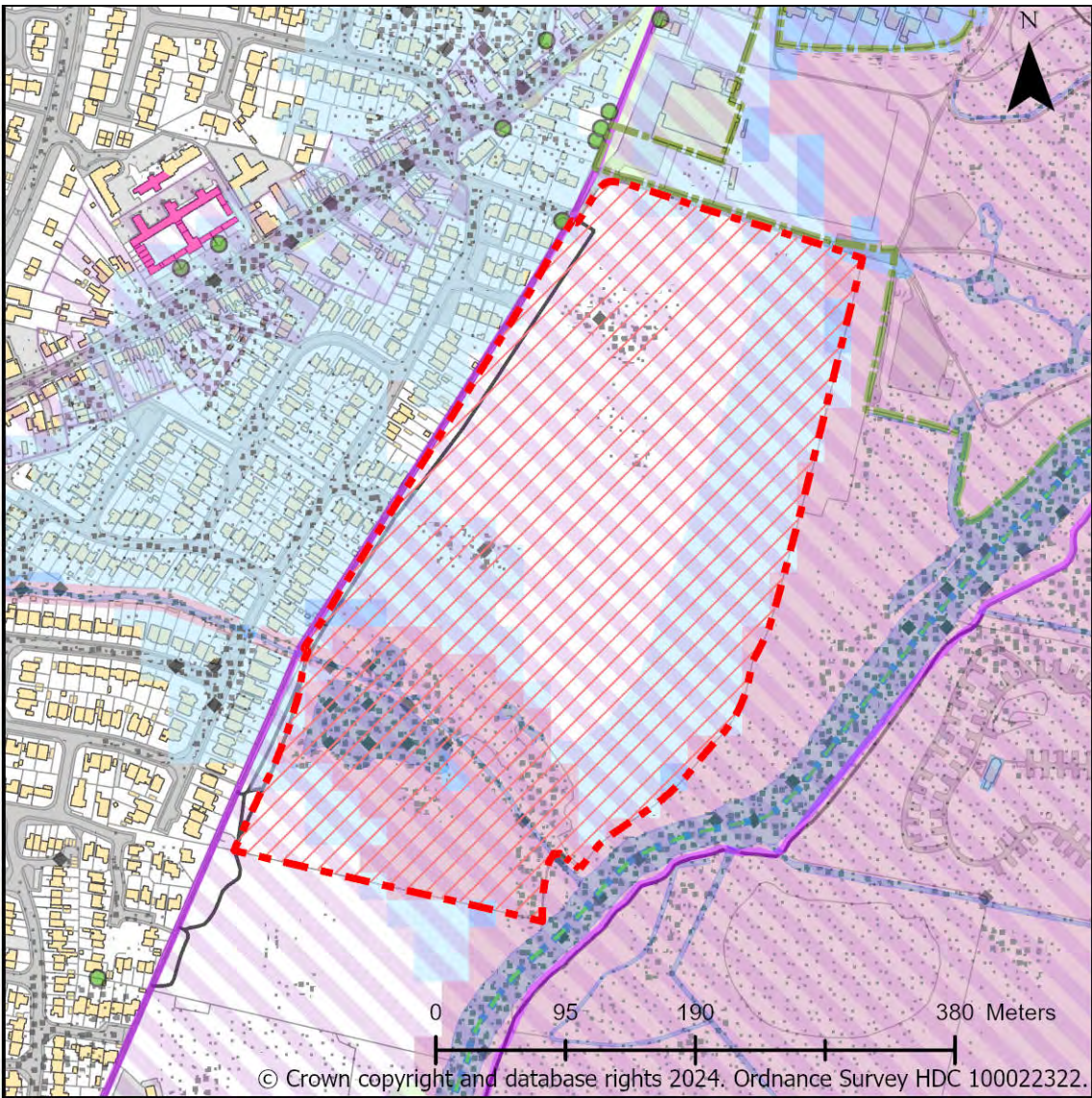
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:283
Relevant planning history	HELAA (December 2017): East of Brook Road St Neots (165)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission Land Use Budget Plan - North Site

	Location Plan
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Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 2.76 ha 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 Some of the southern portion of the site is within flood zone 3a and 3b, this is associated with the River Great Ouse and Duloe Book which runs east to west through the southern half of the site. Over half of the site is within flood zone 2. Surface water flood risk is present and associated with Duloe Brook and ponds and the north west quadrant of the site is at risk of surface water flooding. This is also present immediately outside the eastern boundary. The site is wholly classified as grade 3 agricultural land.	~
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The site slopes gently from west to east and forms part of the green corridor between Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. On the northern boundary is the designated local green space of Riverside Park. Immediately east of the site is the River Great Ouse. It is mainly rough grassland with mature trees along the Duloe Brook margins. The site also contains a pond, and other trees and hedging around parts of the boundaries. To the north of the site is Eaton Socon Football and Bowls Club, while west of the site is residential development which predominantly has rear gardens adjoining the site. The south of the site bounds The Pightle Millennium Green. A foot and cycle path bounds the northern and western boundary (public right of way) of the site where open views can be seen clearly across the site. Access to the site foot and cycle path is also available from Brook Road in two locations connecting the built development. The site is wholly within the Great Ouse green infrastructure strategic area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would have to overcome significant biodiversity, landscape, light and environmental impact constraints.

The site forms a fundamental part of the open space setting to the River Great Ouse providing a green lung through the centre of St Neots and towards the east. Development would detrimentally affect the character of the wider environment and open countryside. The design of any development proposal and its landscaping scheme would need to demonstrate how it would mitigate and minimise landscape impact.

There is no known pollution or contamination, and no oil pipelines and buffer zones cross the site nor do overhead electricity lines. The site is wholly within a conservation area.

As the site is wholly greenfield land it does not offer any potential for regeneration. The site is entirely within a sand and gravel mineral safeguarding area, so Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development . The site is not within a water recycling area.

Availability The site owned by a single/individual company and in developer company control. Development is supported by the landowner and there are no known legal restrictions affecting the site. Delivery of the site is anticipated to be facilitated by acquiring planning permission before being sold to a third party for development. The land is available from 2024 - 2028, the submission estimates that by applying a standard build out rate of between 35 and 40 per year, delivery of 120 dwellings would be completed within 3 to 3.5 years.	+
Achievability	~

Gas, mains water and electricity supply and digital and telecommunications infrastructure are accessible from the site boundary. No gas or oil pipelines and associated buffer zones nor any overhead electricity lines cross the site. The site is accessible by road from River Road (a narrow residential road) off the B1428 meaning logistics may be hampered during development and impact on local residents. The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint. The site forms a fundamental part of the open space setting of the River Great Ouse and as such any built development would have significant landscape impact requiring substantial mitigation. The impacts of transport as a result of construction and occupation of around 600 dwellings would require significant consideration and mitigation, especially to the occupants of River Road or other access points off Brooks Road. Development would require consideration of the integration of the residential development with Brooks Farm. The site promoter has provided some supporting information to suggest how some of these issues may be mitigated for example through a continuation of Riverside Park to the east, linking to allotments and The Pighle, green infrastructure and attenuation basins would continue to the south, all of which is intended to steer development away from flood zones 3a, b and 2. Access to the residential units would be via River Road. The proposal would be accompanied by a heritage impact assessment, arboricultural assessment and a flood risk assessment and drainage strategy. Woodland would be retained.	
Deliverability / developability There are no known legal or ownership constraints. The sites location which is wholly within a mineral safeguarding area, and the Great Ouse green infrastructure strategic area, and a Natural Cambridgeshire priority landscape area (Great Ouse Valley) would have very substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is wholly greenfield and grade 3 agricultural land • The site is constrained by flood risk, over half of the site is within flood zone 2 and some within flood zone 3a and 3b

• The site would fundamentally impact the the landscape setting, biodiversity and ecology of the area, wider countryside, nature designations and valued green space • The site would fundamentally impact a significant part of a green infrastructure corridor associated with the River Great Ouse priority landscape area • Residential development on this site would have significant light impacts. • Employment, primary education, shops, cultural and leisure facilities and public transport are within an accessible distance In combination the outcomes of the LAA and SA indicate that: • The site is inappropriate for residential development and would fundamentally impact the landscape setting • The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint

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 its landscape impact.	N/A	N/A

Updates after the Initial Assessment

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St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots

Site reference	St Neots 3
Site name	Peppercorn Meadows, Eaton Socon

Site address	Parish(es)	Site area (ha)
Land north of 17 Peppercorn Lane, Eaton Socon, St Neots	St Neots	0.94 (including track)

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist housing	6 or 7 homes	Available 2024 - 2028 Build out over 18 months

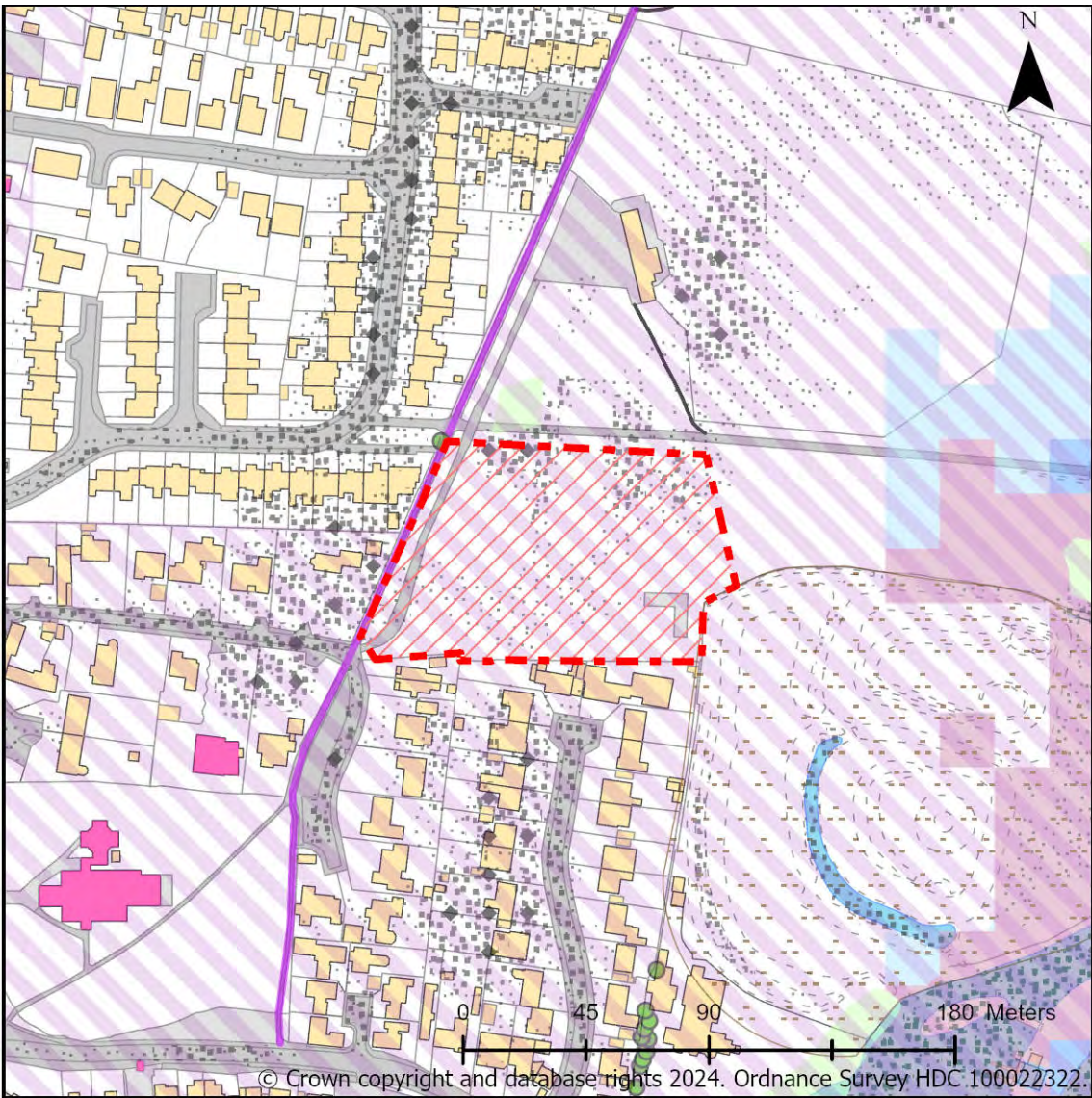
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:383
Relevant planning history	Application Number:16/01468/OUT Proposed Development: Hybrid application for proposed residential development of 5 dwellings accessed from Peppercorns Lane (outline), new access to cricket club from Shakespeare Road and change of use of land to town park (full) Outcome: Refused and appeal (APP/H0520/W/18/3200875) dismissed Application Number: 19/02354/FUL Proposed Development: Access to Eaton Socon Cricket Club for vehicles from Shakespeare Road. Outcome: Withdrawn

	HELAA (December 2017): Peppercorns Lane. This site was 4.79 ha. The site submitted is the western portion of the HELAA site.
Land type	Wholly greenfield land
Current use of the site	Agricultural Note: The submission states it is uncultivated with public access
Supporting information	Peppercorn Meadows Map Peppercorn Meadows Supporting Map

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 located wholly in flood zone 1. The site is at risk from surface water flooding. The land is wholly grade 3 agricultural land. This site is an uncultivated field with public access, it forms part of the green corridor between Eaton Socon and Eynesbury and north towards the town centre and Riverside Park. On the northern boundary is a footpath and cycleway which heads towards Willow Bridge which is a River Great Ouse crossing point and into the river meadows at Eynesbury. The path connects with Shakespeare Road and the western edge of the site which includes a public right of way which accessible from Peppercorns Lane. The footpath is separated	~
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from existing homes by trees and hedgerows and therefore the site would not integrate with the existing community. To the north of the site is Eaton Socon Cricket Club and Ground. Castle Hills scheduled monument bounds the south eastern corner of the site with mature trees and hedgerows separating this from the site. A protected ash tree sits just outside the north eastern boundary. Long distance open views can be seen into and from the site into the open countryside of the Great Ouse river valley. The majority of the site (minus 0.24ha of the south western corner) is within the Great Ouse Green infrastructure strategic area as set out in set out in the Cambridgeshire Green Infrastructure Strategy (2011) and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would be constrained by its significant biodiversity, landscape, light and environmental impacts which would need to be addressed. The site forms part of the open space setting to the River Great Ouse providing a green lung through the centre of St Neots and towards the east, development could detrimentally affect the character of the wider environment and open countryside. The site is wholly within a conservation area. The design of any development proposal and its landscaping scheme would need to demonstrate how it would mitigate and minimise landscape impact, how it would protect the character of the conservation area and the setting of the scheduled monument.

The site promoter states that recent site clearing exposed asbestos contamination (from a collapsed agricultural roof) around the area of the old stable foundations. All surface contamination was professionally removed and disposed of but contamination still remains below the surface. No oil pipelines and buffer zones cross the site. Overhead power lines dissect the site running north to south. No known heritage assets are located within the site.

As the site is wholly greenfield land it does not offer any potential for regeneration. The site is entirely within a sand and gravel mineral safeguarding area and 0.58ha is also within a brickclay mineral safeguarding area, Cambridgeshire County Council will need to be consulted to ascertain if these are workable resources that might constrain development. The site is not within a water recycling area.

Availability

The site has multiple owners in family control with development supported by all landowners. There are no known legal restrictions affecting the site. Delivery is proposed to be achieved by gaining outline consent with the owners going into partnership with a builder who specialises in small developments of high quality dwellings. The site is available from 2024 - 2028 and the submission expects development to take 18 months after an access to Shakespeare Road is approved.

Achievability

Mains water and electricity supply are accessible from site boundary. The submission states that access to gas supply and digital and telecommunications infrastructure is unknown. No gas or oil pipelines or buffer zones cross the site. Overhead powerlines dissect the site so mitigation would be required to relocate the powerlines underground or divert them, this would impact viability and layout of the site. Issues of contamination as a result of asbestos would also require investigation and remediation. The site is accessible by road from Peppercorns Lane via a narrow track located on a corner (also used to access the local cricket club) meaning logistics may be hampered during development and potential traffic would impact on local residents. Proposed secondary access to the site is currently via a footpath off Shakespeare Road, access would have to cross the cycleway and potentially land owned by the Pightle Trust immediately north of the site boundary. The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint. Land in the south eastern edge of the site may also be in the ownership of the Pightle Trust and would require further investigation and/or consideration of the integration of the site with this land. The site forms a fundamental part of the open space setting of the River Great Ouse and a scheduled monument and as such any built development would have significant landscape, and heritage impact requiring significant mitigation. The impacts of transport and safety as a result of construction and occupation of around 6 dwellings would require significant consideration and mitigation, especially to the occupants of Peppercorns Lane and those using the public footpaths that bound the site. The site promoter suggests how some of these issues may be mitigated by referring to the previous refused planning application 16/01468/OUT which states that dwellings would be in keeping with the local vernacular of existing building nearby and that the areas of highest ecological value, particularly the boundary trees, would be recommended for retention. In addition, the submission notes that overhead electricity lines would need repositioning underground and that below surface asbestos comes from a collapsed agricultural roof and can be quickly removed for disposal. Access from Shakespeare Road is also under investigation which could result in access of some properties from there and some from Peppercorns Lane.	
Deliverability / developability There are no known legal constraints but there may be ownership constraints or a narrow band on the eastern edge of the site. The site's location is wholly within a mineral safeguarding area and mostly within another. The majority of the site is also within the Great Ouse green infrastructure strategic area as set out in set out Cambridgeshire Green Infrastructure Strategy (2011) and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley) and immediately adjacent a scheduled monument demonstrating that	~

there are very substantial constraints to overcome and site access could present a significant barrier. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it, therefore it is classified as developable.	
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Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The site is wholly greenfield and grade 3 agricultural land • The site is not constrained by fluvial flood risk, but surface water flood risk is present on site • The site would fundamentally impact the the landscape setting and gateway to a green infrastructure corridor associated with the River Great Ouse priority landscape area • Residential development in this location would create an isolated pocket of development, with little relationship to its surrounding countryside location • The site could impact the setting of a scheduled monument • Employment, primary education, shops, cultural and leisure facilities and public transport are within an accessible distance In combination the outcomes of the LAA and SA indicate that: • The site is inappropriate for residential development and would fundamentally impact the landscape setting and gateway to a green infrastructure corridor • The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint as could mitigation of overhead electricity lines and ground contamination as a result of asbestos
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HDC's Delivery Calculations

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

Updates after the Initial Assessment

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St Neots 4: Land North of the A428, St Neots

Site reference	St Neots 4
Site name	Land North of the A428, St Neots

Site address	Parish(es)	Site area (ha)
Land north of the A428 and west of the River Great Ouse, St Neots	St Neots	20.00

Promoter's Intentions

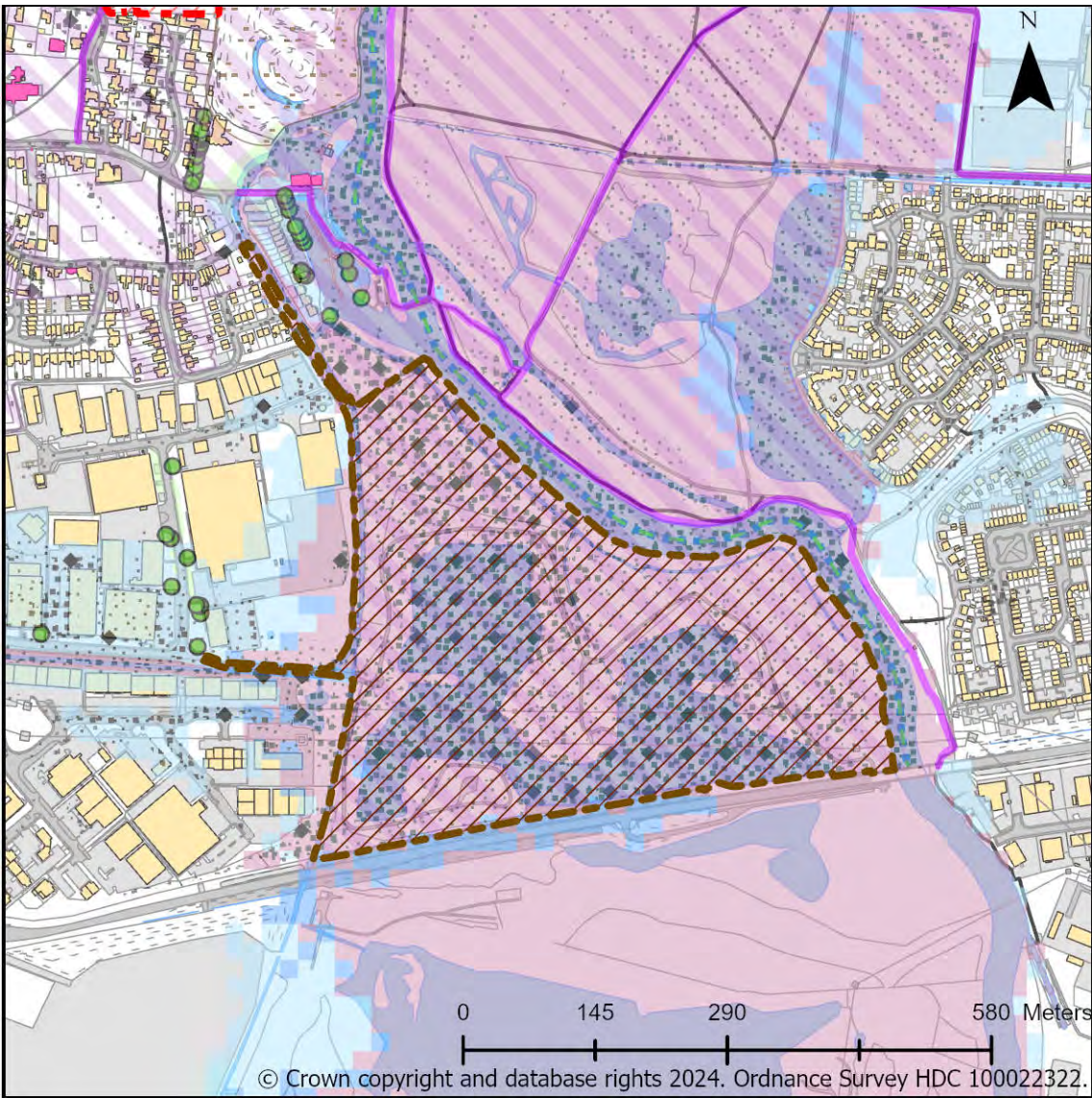
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Commercial leisure uses (new sporting and leisure facilities) Open spaces: Biodiversity Net Gain	11-12 units employment Commercial leisure uses to be confirmed Biodiversity net gain to be confirmed	Available 2024 - 2028 Build out over around 5 years

Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:284
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Community uses Gingerbread Lake - private recreational/leisure use for purpose of angling. Wider informal greenspace use.
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	99% of site in 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



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 99% of site is within flood zone 3b	N/A	N/A

Updates after the Initial Assessment

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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No
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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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St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots

Site reference	St Neots 5
Site name	Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots

Site address	Parish(es)	Site area (ha)
Hall Road, Eynesbury, St Neots	St Neots	1.69

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	60 homes	Available 2024-2028 Build out all in 1 year

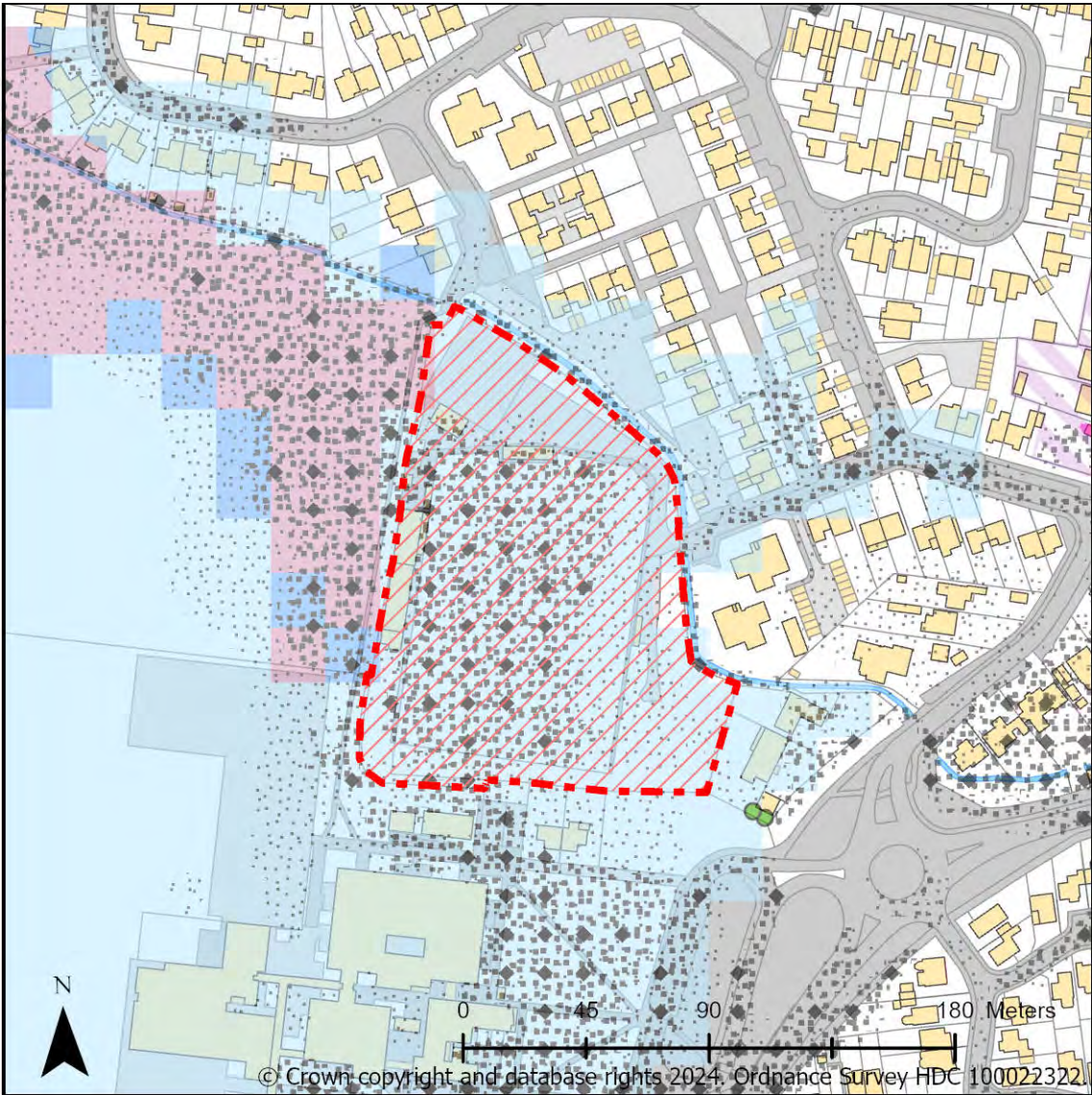
Core information

How was the site identified?	Call for Sites 2023 submission: site reference - Cfs:8
Relevant planning history	Part of the St Neots Community College Urban Design Framework 2005
Land type	Wholly previously developed land
Current use of the site	Football ground
Supporting information	None

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	Southwestern 25% classified as agricultural grade 1 but character is continuous with remainder classified as urban	Pass

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



Assessment of Site Potential

Context, constraints and potential suitability The site is within flood zone 2 which places it at enhanced flood risk with very small pockets on the western boundary being in flood zone 3. Flood risk would form a substantial constraint on development. Approximately 25% of the south western part of the site is classified as grade 1 agricultural land which should be protected from built development. However, in reality this land is an integral part of the football field and its circulation and viewing space and is integral with the remainder which is classified as urban land. Therefore, this is not considered to form a significant constraint on the site's capacity. The north western part of the site is surfaced as a games court with the majority of the site laid out as a football club with associated viewing stands, outbuildings and a parking area. The whole site comprises level ground. The current use as a football field forms a constraint in itself as national policy specifies that such land should not be built on unless the space has been clearly shown to be surplus of requirements or it would be replaced by equivalent or better provision in a suitable location. No such evidence has been provided. The south western quarter of the site is situated within the Great Ouse green infrastructure priority area. However, landscape impact of potential development is partially reduced by the presence of the main viewing stand being situated on the western edge of the site already. Some longer distance views to the open landscape are screened by existing hedging, surrounding buildings and adjacent playing pitches. However, the site can be seen from the public footpath running north from the James Toller statue, along the eastern edge of the camping and caravanning site and linking in to the Coneygeare car park. Residential development bounds the northern and eastern edges of the site with educational buildings to the south and playing fields to the west. A small number of properties on The Broad Walk directly overlook the site and layout would need to take these homes in to account. Residential use of the site would be compatible with these. There is no known contamination or pollution within the site. No oil or gas pipelines or their associated buffer zones constrain the site and there are no electricity powerlines crossing it. No heritage assets exist within or immediately adjoining the site so there is no constraint from this. Highway access already exists from Hall Road facilitating access for construction and future residents. The northern boundary is separated from The Broad Walk by a drainage ditch. There are no public rights of way within the site The site would involve reuse of previously developed land. It lies within a mineral safeguarding area for sand and gravel but given its small scale is unlikely to form a viable resource. It is beyond 400m from a water recycling site.	~
Availability	~

The site is controlled by a charitable trust which supports its development. There are no known legal restrictions affecting the site. Redevelopment would require the existing football club facilities to be relocated which would be dependent upon funds being received from allocation and planning consent for residential development. The promoter suggests allocation status will be sought and the site then sold to a third party for development.	
Achievability All main services are accessible from the site boundary. The site comprises level ground with a small urban watercourse parallel to the northern boundary. Demolition of the existing stands and other football club facilities would be required. Communications towers on site may also need to be relocated	~
Deliverability / developability Release of the site for residential development is dependent upon relocation of the existing football club. Therefore, it 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: • 97% is in flood zone 2 and around half suffers from surface water flooding too • Most is urban land but around a quarter is classified as grade 1 agricultural land • It is previously developed land • Good access to education, employment, social and community facilities • Some challenges in integrating development with adjoining uses • Liable to noise and light pollution from the adjoining school and sports uses In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for residential use due to flood risk • The current use as a football ground should be retained unless well-located, equal or better quality provision is provided
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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 due to flood risk and uncertainty over relocation plans.	N/A	N/A

Updates after the Initial Assessment

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St Neots 6: Land South West of Potton Road, Eynesbury, St Neots

Site reference	St Neots 6
Site name	Land to the south west of Potton Road

Site address	Parish(es)	Site area (ha)
Land to the south west of Potton Road (B1046) and north of A428	St Neots	3.87

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	79 homes	Available 2024 - 2028 Build out over 2 - 3 years

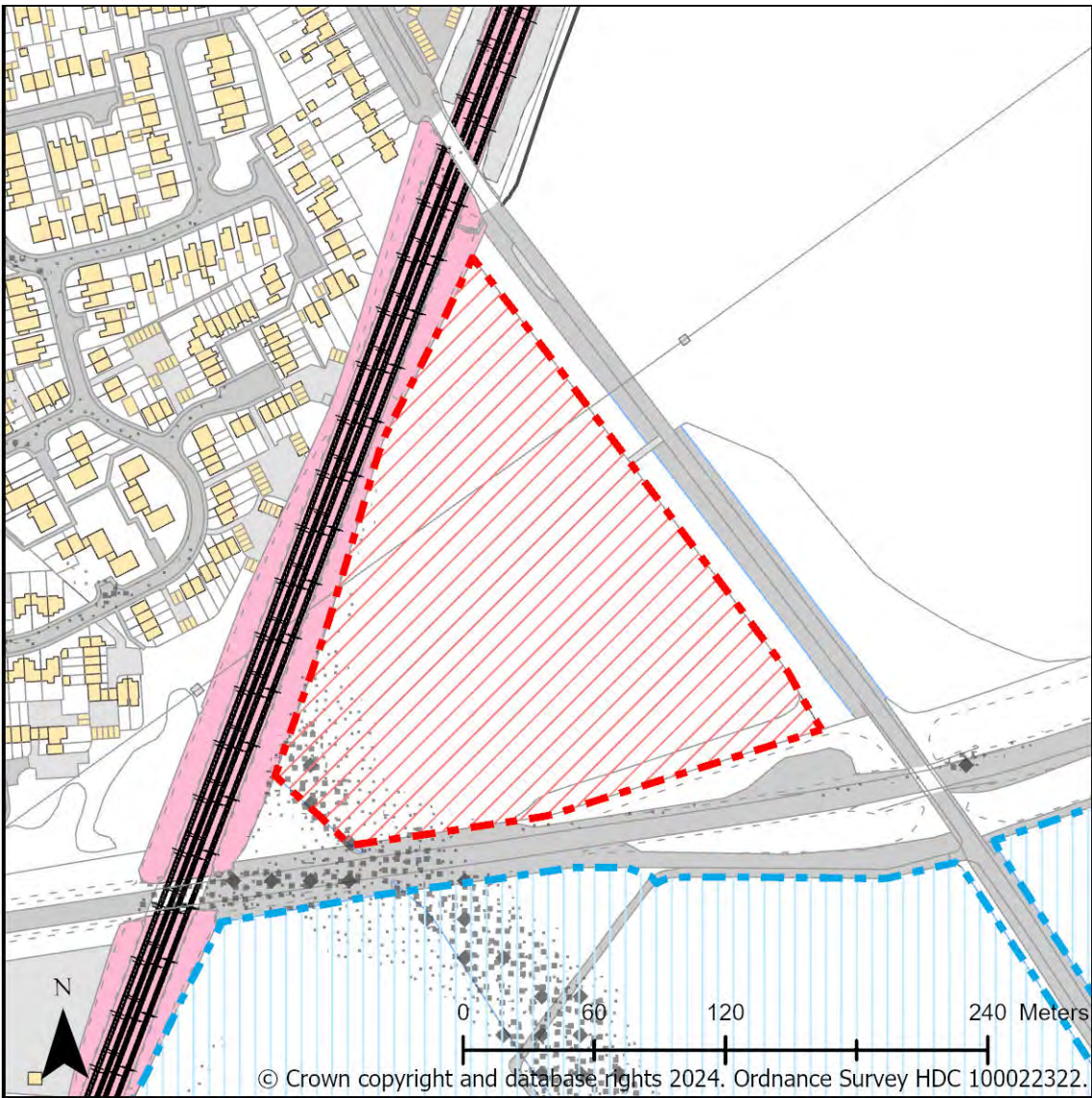
Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS:317
Relevant planning history	Application: 16/01507/OUT Proposed Development: Residential development of site for up to 79 dwellings and associated open space with all matters reserved except access to be from Potton Road Outcome: Approved & lapsed Application: 8500745OUT Proposed Development:- Industrial Development Outcome: Refused HELAA (December 2017): Potton Road, St Neots
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Land at Potton Road, St Neots (July 2023) response to the Huntingdonshire Issues and Options Consultation 2023

Fundamental Constraints

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



Assessment of Site Potential

Context, constraints and potential suitability The site is located in flood zone 1, surface water flood risk is located in the south west corner of the site and extends somewhat along the southern and eastern boundary. Approximately 3ha of the site is grade 2 agricultural land with the northern tip classified as urban. The site is in use as arable agricultural land. The site slopes from south west to north east with a height difference of approximately 10m. The site is bounded to the west by the East Coast mainline railway which is raised and banked. The southern edge is bounded by the A428 which is in a cutting at the eastern end before heading under the B1046. The frontage to the A428 includes substantial copses	~
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of woodland at either end of this frontage with just one gap through which clear views can be obtained across the site. The eastern boundary is edged by the B1046 which is lined by a more consistent tree belt of around 12 m in width screening the site with only the gap for the field entrance currently allowing limited glimpses into the site. Landscape impact would be limited, however the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Approximately 1.15 ha of the north western edge of site adjacent to the railway line is identified as part of the Great Ouse green infrastructure strategic area and also a Natural Cambridgeshire priority landscape area for the Great Ouse Valley. Biodiversity, landscape and environmental impacts would all pose constraints to development of the site.

There is no known pollution or contamination and no oil pipelines and buffer zones cross the site. However, a high pressure gas pipe line runs along the western boundary of the site. High voltage overhead powerlines traverse the site from the centre point of the western boundary to the eastern boundary which form a significant constraint. Noise and light pollution may impact the layout and scale of development given proximity to the railway and the A428. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it.

Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park) is located to the north east of the site and is currently under construction with some homes already occupied. The B1046 separates the submitted site and the strategic expansion location; integration would be difficult to achieve until development on the southern end of SEL2 is complete. The site is currently isolated from other residential areas.

As the site is wholly greenfield land it does not offer any potential for regeneration. Approximately 0.05ha of the central western edge of the site falls within a sand and gravel mineral safeguarding area, the rest of which is separated by the railway line. The site is not within a water recycling area.

Availability

The site is in single family control and development is supported by all landowners. There are no known legal restrictions affecting the site. The submission states that it is the intention to acquire planning permission before selling the land a third party for development. The submission suggests the land is available between 2024 and 2028 and is likely to be delivered over 2 to 3 years

Achievability

The submission notes that gas, mains water and electricity supply are accessible from site boundary as is digital and telecommunications infrastructure. The elevation of the buildings may require consideration due to the sloping nature of the site. The presence of a high pressure gas pipeline would constrain development on the western edge.

The southern edge of the site is bounded by A428, the eastern edge by the B1046 and the western edge by the railway line, which would require noise mitigation measures. Portions of the southern and eastern parts of the site fall within the A428 Development Consent Order boundary potentially restricting development whilst construction is underway. The finalisation of the EastWest Rail route may also have similar impacts on the site and available land, but this is currently unknown. Air quality and vibrations as a result of East West Rail may also impact upon the proposed site. High voltage overhead powerlines traverse the site from the centre point of the western boundary to the eastern boundary which cross the railway line. Mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines, this would impact viability of the site, and could be difficult to remedy. Access to A and B road networks would assist with long term access to the site and the logistics of construction, current access is from the B1046. The presence of major roads would require further measures to safely integrate the community from proposed site with the existing residential community of St Neots, for example through provision of foot and cycle bridges. The site promoter has provided supporting information to suggest how some of these issues may be mitigated, for example it notes that the outline planning permission shows that the high voltage overhead electricity lines and high-pressure gas pipeline can be mitigated and that the site can have a neutral visual effect as confirmed by the Landscape and Visual Impact Assessment. The site promoter also notes that the outline consent addressed noise and vibration impacts.	
Deliverability / developability There are no known legal or ownership constraints. Proximity to the A428, B1046 and railway may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site: • The site is wholly greenfield and grade 2 agricultural land • The site is not constrained by fluvial flood risk with minimal surface water flood risk

- The has no direct relationship to the landscape
- The topographical challenges could influence the layout of buildings and elevations
- The site could relate well to Wintringham Park to the north once complete having the potential to be integrated with the community
- The site is within reasonable distance to St Neots town centre, a primary school, employment opportunities and the railway station

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

- May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable place-making
- Would require careful consideration of building elevations
- The achievability of the site would be reliant upon mitigation of overhead electricity lines, safe response to the presence of a gas pipeline, and mitigation of noise and vibrational impacts due to proximity to the railway line.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.87 ha 60% net developable area to provide mitigation from railway line, gas pipeline, landscaping and noise mitigation from major roads and railway. Gross area x net % = net area 3.87 x 0.6 = 2.32 ha net developable area	Residential use - market and/or affordable housing Low density of 35dph to reflect edge of settlement location and reduced elevations required due to topography. Low density of 35dph = 2.32ha x 35 = 81 homes	Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration. Build out over 3 - 4 years

Updates after the Initial Assessment

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St Neots 7: Land North East of Wintringham Park, St Neots

Site reference	St Neots 7
Site name	Land North East of Wintringham Park, St Neots

Site address	Parish(es)	Site area (ha)
North east of Cambridge Road roundabout, east of B1428 Cambridge Road and north of A428(T), east of Wintringham Park, St Neots	St Neots	0.30

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing - Specialist housing - Custom and self-build housing - Nursing and care homes Commercial: - Employment - Retail - Logistics, distribution Infrastructure: - Renewable energy	Option 1 Residential: To be confirmed at around 15 homes Option 2 Commercial: To be confirmed at around 2,500 sqm Option 3 Infrastructure: To be confirmed e.g. battery storage	Available from 2024 - 2028 Build out over 2 years

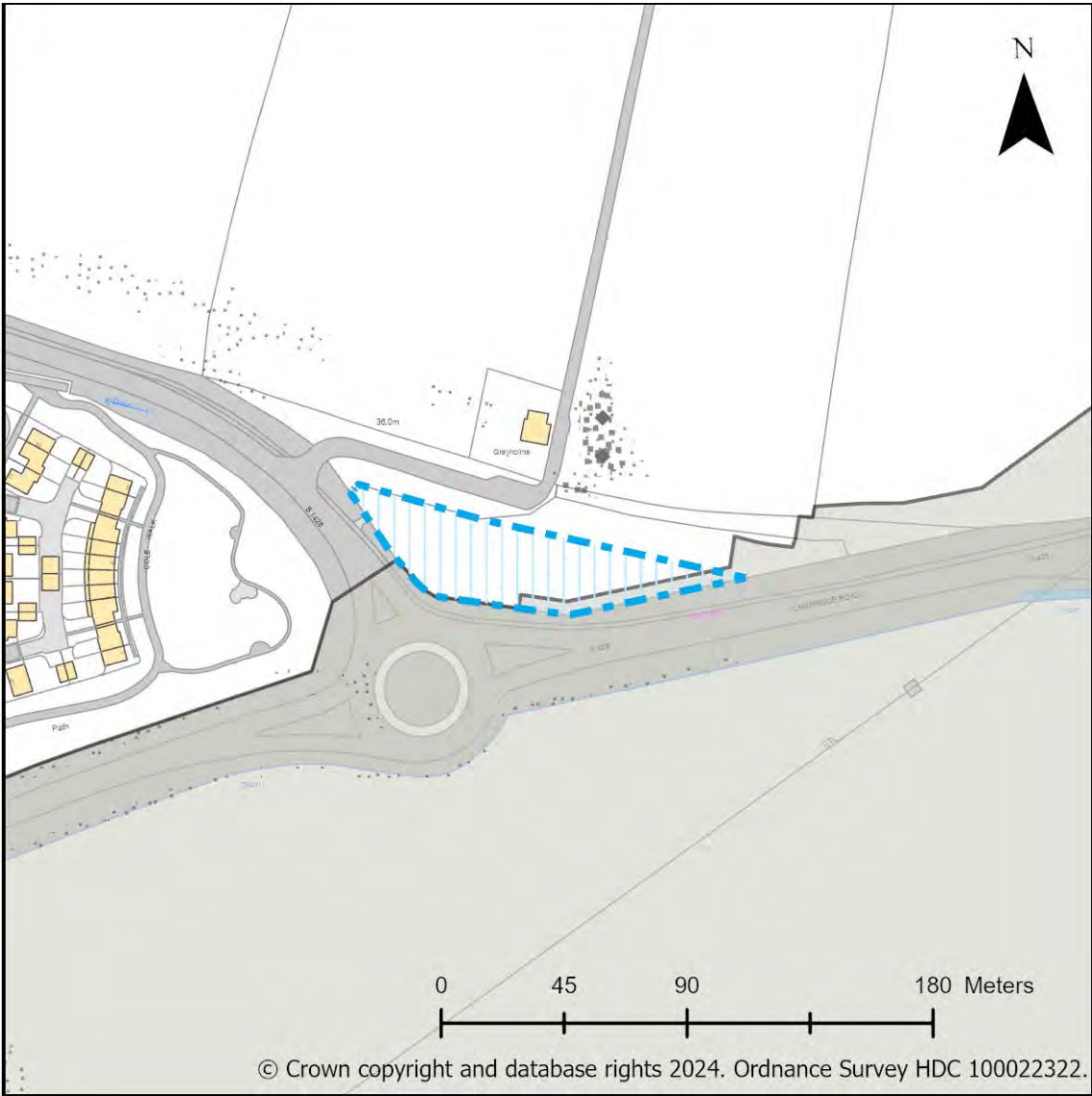
Core information

How was the site identified?	Call for sites 2023 submission: site reference -CfS:362
Relevant planning history	None
Land type	Wholly greenfield land

Current use of the site	Undeveloped greenfield land - no recent historic use
Supporting information	Covering letter

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 located within flood zone 1 and no surface water risk is present within the boundaries. The site is wholly classified as a grade 2 agricultural land and is currently covered with rough grassland. The land is flat and abuts the roundabout joining the A428 and B1428 Cambridge Road which form the southern and western boundaries respectively. The northern boundary comprises a mix of trees and shrubs with the access track to Greyholme and Tithe Farm just beyond the western half. Both road frontages have post and rail fencing giving a very open aspect. The site can be clearly seen from all sides. Landscape design to transition to open countryside to both north and south of the site or	~
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to set back development may be required dependent on the use to ensure adequate amenity for users. The narrow width of the site at around 30m may be a constraint to achieving this. Strategic Expansion Location SEL2: St Neots East (Wintringham Park development) is located to the west of the site separated by Cambridge Road; the Loves Farm 2 development (also part of SEL2) is located northwest of the site. The compatibility of the proposed land use with the road network, roundabout and strategic expansion locations would be dependent on its future use. The noise and lights from traffic will form a constraint given their proximity to the site boundary. There is no known pollution or contamination and no gas/oil pipelines or associated buffer zones cross the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. The site currently has a field access from Cambridge Road. As the site is wholly greenfield land it does not offer the potential for regeneration. It is not within a mineral safeguarding area or water recycling area.	
Availability The site is in individual company control by a developer; development is supported by the landowners. There are no known legal restrictions affecting the site. The site promoter states that the site would be delivered by a master developer. The site is available between 2024 and 2028 and likely to be delivered over 2 years.	+
Achievability The landowner notes that gas, mains water and electricity supply and digital and telecommunications infrastructure are all accessible from the site boundary. No gas/oil pipelines and buffer zones cross the site or overhead power lines/infrastructure. The A428 and B1428 Cambridge Road bound the site which would assist with the logistics of construction. Depending on the use, noise mitigation and landscape design to transition to open countryside may be required which could give rise to a constrained site shape. Resultant transport movements from proposed employment uses may impact on the safety of the local road network. The site promoter states site access is a constraint that would have to be confirmed from the existing road frontage. The site is located on a roundabout, safe access to and from the site may be impeded due to this location. The southern edge of the site is within the A428 Development Consent Order boundary potentially restricting development whilst construction is underway. The southern edge of the site will be in proximity to the proposed rerouting of the A428(A421). Landscape design to transition to open countryside may be required on the northern boundary of the site. Noise mitigation measures would be required to address the new A428(A421) rerouting and the	~

current A428 dependent on the proposed use. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown. Air quality as a result of the new A428(A421) and East West Rail may also impact upon the proposed site use. Mitigation measures to address all of the above may affect the feasibility of the site for residential or employment use. The site promoter states that "Development at SEL2 and Wintringham in particular has taken a sustainable and responsive approach to transport provision including investment in new footpaths, cycleways and bridleways that will link the site to surrounding communities. Delivery in this location will additionally support usage of local public transport including rail and in particular new bus routes and cycle ways linking Wintringham to St Neots."	
Deliverability / developability There are no known legal or ownership constraints. Proximity to the existing A428, Cambridge Road and proposed A428 and EastWest Rail may impact on the layout and uses appropriate for the site and there are substantial constraints to overcome regarding access. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to demonstrating a safe access the site could potentially 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 proposed site presented 3 options for consideration: - Option 1 Residential: To be confirmed at around 15 homes (potential for Market and/or affordable housing, Specialist housing, Custom and self-build housing, or Nursing and care homes); - Option 2 Commercial: To be confirmed at around 2,500 sqm (including employment, retail or logistics/distribution) - Option 3 Infrastructure: To be confirmed e.g. battery storage The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site: - The site is wholly greenfield land and grade 2 agricultural land - The site is not constrained by fluvial or surface water flood risk - The site is less than one hectare and would contribute to the government's aspiration to promote sites suitable for SME builders

- The site currently acts as a landscape transition from the A428/Cambridge Road roundabout and residential development further north west mirroring the intention of strategic allocation (Wintringham Park) to the east, development here could impinge on this - The site is within reasonable distance of St Neots town centre, a primary school, employment opportunities and public transport in the form of St Neots railway station and a bus stop - The site is bounded by the A428 and abuts the Cambridge Road roundabout so is likely to suffer from noise, air light and air pollution and commercial or retail uses could exacerbate this In combination with the outcomes of the LAA and SA indicate that: - The site may be appropriate for development provided this was not residential as amenity levels would be inadequate - Landscaping to address this visual impact would be essential to the compatibility of the scheme with the form and character of the area - Access to the site by vehicle in a safe manner could be a barrier to the safety of road users and pedestrians if residential or commercial options were chosen due to proximity to the roundabout
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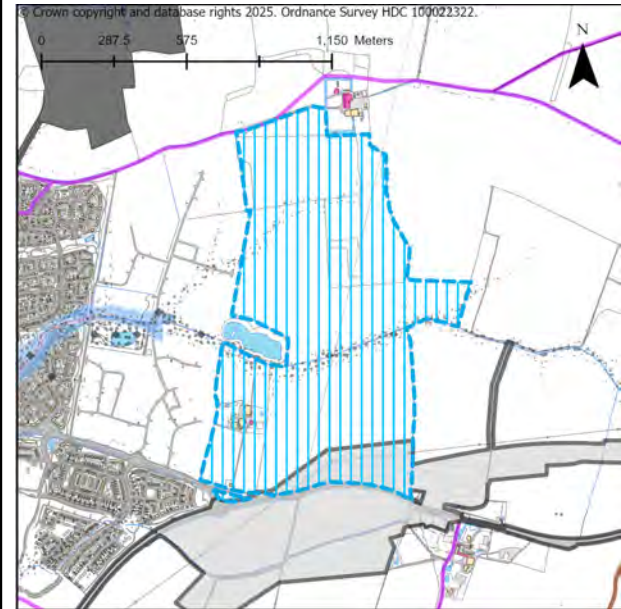
HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.3ha - Option 1 Residential - Option 2 Commercial including employment, retail or logistics/distribution - Option 3 Infrastructure 60% net developable area maximum to reflect the need for substantial landscaping and set back from the A428. 0.3 x 60% = 0.18 ha net developable area	<u>Option 1 Residential</u> The assessments demonstrate that the option of residential development is not feasible due to poor residential amenity. <u>Option 2 Commercial</u> Comprising employment, retail or logistics/distribution Retail (food store) at 0.25 plot ratio = (0.18ha x 0.25) x 10,000sqm = 450sqm floorspace Employment at 0.35 plot ratio = (0.18ha x 0.35) x 10,000sqm = 630 sqm floorspace	Undeliverable

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Logistics at 0.4 plot ration - (0.18ha x 0.40) x 10,000sqm =720 sqm <u>Option 3 Infrastructure</u> Centrica advise that approximately 0.80ha is the minimum land requirement for battery storage, as the site is less than a quarter of this size it appears to not to be achievable.	

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter commented stating that St Neots 7 is now in the same ownership as St Neots 8 (Urban and Civic) so can be considered together and which can allow for improved access options:



St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots

Site reference	St Neots 8
Site name	Land East of Loves Farm (Tithe Farm extension), St Neots

Site address	Parish(es)	Site area (ha)
Land East of Loves Farm and north of Cambridge Road (B1428), St Neots	St Neots and Abbotsley	99.55 ha

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/ or affordable housing - Specialist housing - Custom and self-build housing - Nursing or care homes Commercial: - Employment - Retail - Commercial leisure Supporting infrastructure: - School - Health uses - Renewable energy Open space uses: - Natural, green and open space - Biodiversity net gain	Up to 1,500 new homes All other proposed uses to be determined	Available 2029 - 2034 Build out over circa 10 years

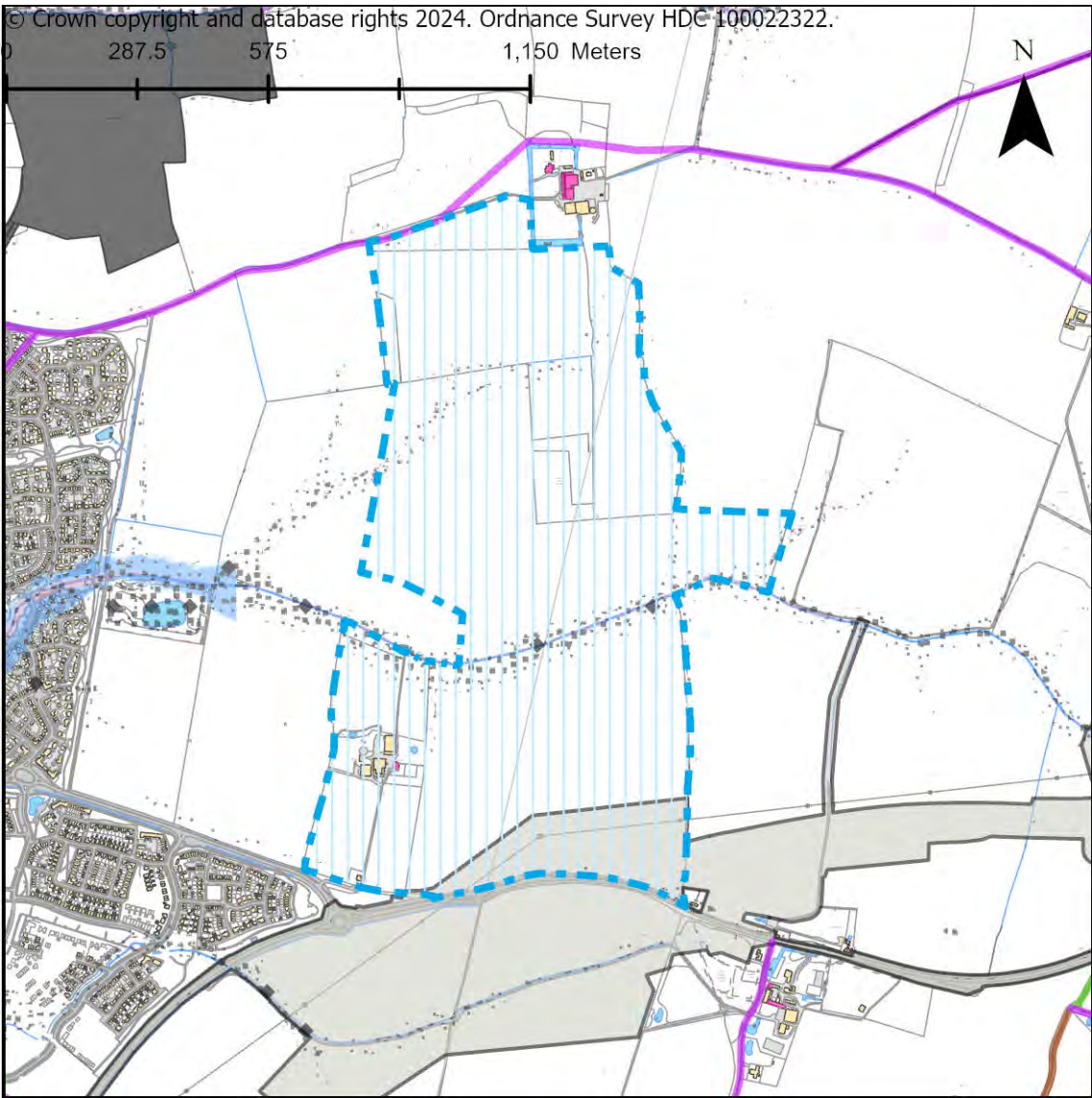
Core information

How was the site identified?	Call for sites 2023 submission: CfS:16
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Relevant planning history	11.6 ha of the south west corner of the proposed site was included in the HELAA (December 2017): Tithe Farm
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural and commercial
Supporting information	Location Plan including Loves Farm 2 masterplan. Loves Farm Expansion Concept Framework

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 majority of the site is within flood zone 1, 0.3ha of the site is in flood zone 3b along Fox Book which runs east to west just below centre of site. Minimal surface water flood risk a is present on site. Two ponds are located within the Tithe Farm curtilage. The site is wholly classified as grade 2 agricultural land. A public right of way bounds the north east boundary (Priory Hill). The land slopes gently down from the north and south towards Fox Brook. Cambridge Road and the A428 bound the southern boundary and views from here are screened by trees and hedgerow. The site is located in open countryside. Long distance	+
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views can be currently seen from Priory Hill and public rights of way to the north of the site making it highly exposed from the north, significant landscaping buffers may be required to mitigate impact on the adjoining countryside.

Part of Strategic Expansion Location SEL2: St Neots East (otherwise known as Loves Farm 2) adjoins the western boundary; construction has not begun. SEL2 (Wintringham Park), currently under construction, is located to the south west and is separated by Cambridge Road. The site has the potential to be integrated with the current allocation.

There is no known pollution or contamination and no gas/oil pipelines and buffer zones cross the site. Overhead powerlines traverse the site, one from the central point of southern boundary heading towards east and one south to north dissecting the site.

There are a number of buildings within the site (approximately 6) associated with Tithe Farm, one of which is Grade II Listed. Integration and retention of this would be required.

There are patches of wooded area across the site including Cromwell's Close Plantation (approximately 4.70ha) located in the north east quadrant, and approximately 0.68ha in the northwest quadrant with 0.56ha north of and surrounding Tithe farm. There are no nature conservation assets.

The site is a mix of greenfield and previously developed land, however the majority of the site is greenfield meaning the opportunities for regeneration are limited. The site is not within a mineral safeguarding area or water recycling area.

Availability The site is in the control of a single individual/ company with development supported by the landowner. There are no known legal restrictions affecting the site. The site promoter states that the site would be delivered by a master developer and that the land is available from 2029 - 2034 with delivery over circa 10 years.	+
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Achievability The submission states that gas supply is not immediately accessible from the site. Mains water and electricity supply and digital and telecommunications infrastructure are accessible from the site boundary. The southern section of the site falls within the A428 Development Consent Order boundary and rerouting of the A428 potentially restricting development whilst construction is underway and/or affecting the amount of developable land. Noise mitigation measures would be required to address the new A428 rerouting and the current A428. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land potentially running through the site, but this is currently unknown. Air quality as a result of the new A428 and EastWest rail may also impact upon the proposed site.	~
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Two overhead powerline routes traverse the site, mitigation would be required to relocate the powerlines underground, or address the presence of the powerlines, this would impact viability of the site. Access to the A428 road network would assist with the logistics of construction. Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. Landscape buffers and integration of existing woodland would be required. Retention of the listed building would be required and the future of remaining buildings would require assessment as they fall within the setting of the listed building. The site promoter has provided a Loves Farm Expansion Concept Framework which provides a visual example of how the site could be integrated with the existing Strategic Expansion Location SEL2 (Loves Farm 2). The framework suggests semi-natural greenspace within the A428 DCO boundary, Tithe Farm to be retained to become a neighbourhood hub and retention of woodland with a green corridor surrounding Fox Brook. Other proposed land uses include sports, play, allotments, biodiversity, drainage and a 2 Form Entry Primary School.	
Deliverability / developability There are no known legal or ownership constraints. Proximity to the existing A428 and proposed A428 and EastWest Rail may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The majority of the site is within flood zone 1, 0.3ha of the site is in flood zone 3b • The site is predominantly greenfield and grade 2 agricultural land. • Preservation and enhancement of listed building its setting and existing woodland would be required. • The site could relate well to Loves Farm 2 to the west once complete having the potential to be integrated with the community.

• Landscape impact could me mitigated if masterplanned effectively due to a steep rise in topography to the north of the site mitigation measures to the north and east would require addressing. • Proximity to the new A428 and potentially could increase the likelihood noise light, and visual pollution although development in this area has demonstrated this can be mitigated • The site is close to St Neots town centre, railway, Primary Academy and employment providing potential employment and social opportunities. Active travel opportunities would be achievable from pavement that adjoins the site frontage, which can provide active travel opportunities. In combination the outcomes of the LAA and SA indicate that the site: • May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable place-making. • Flood mitigation would be required • Linkages into Loves Farm 2 to create integration are uncertain until reserved matters on Loves Farm 2 are confirmed. • Major infrastructure would be required to support development. • Access to A road networks would provide good long term road connectivity • Mitigation would be required to relocate or integrate powerlines • Biodiversity, landscape and environmental impacts of the site would need to be addressed.
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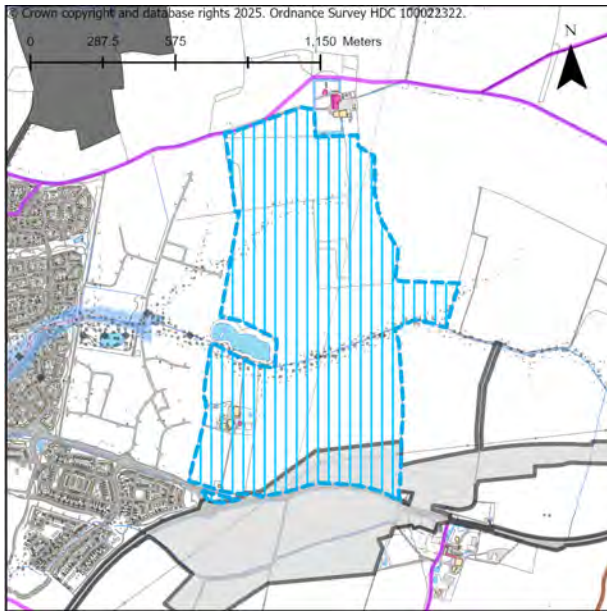
HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 99.5ha 37.9% net developable area allowed following the exclusion land as proposed in the submitted masterplan for: • 10.2ha for primary school (including land for potential through school expansion at 8.2ha), • 5.61ha for formal open space	The net developable area is 37.73ha. 1.23ha is deducted for a neighbourhood hub (this includes the listed buildings), this leaves 36.5ha. 3.65 ha is deducted for commercial, employment and retail uses representing 10% of the outstanding site area.	Post 2035 subject to allocation and further progress on Loves Farm 2 to facilitate integration. Build out expected to require more than 10 years.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
38.58ha for green infrastructure, sustainable drainage and accommodation of flood zones. 7.43ha for informal open spaces (parks and gardens, natural/semi-natural green space, amenity green space, allotments) 99.5ha x 37.9% = 37.73 ha	32.85 ha residential development area for a variety of market/affordable homes, self and custom build housing and specialist housing. Mixed densities to reflect a range of densities reflective of large developments. 3% of land at very high density 145dph. 0.9855ha x 145dph = 143 homes 7% of land at high density 85dph. 2.2995ha x 85dph = 195 homes 25% of land at moderate density 50dph. 8.2125ha x 50dph = 411 homes 55% of land at low density 35dph. 18.0675 ha x 35dph = 632 homes 10% of land at very low density 25dph. 3.285ha x 25dph = 82 homes 1,463 total homes Note: this calculation is indicative and may be subject to review if there is further certainty on the prospects of EastWest Rail coming forward, it is not taken into account in the above.	

Updates after the Initial Assessment

During the Autumn 2024 consultation, the site promoter commented stating that St Neots 8 is now in the same ownership as St Neots 7 (Urban and Civic) so can be considered together and which can allow for improved access options:



The East West Rail safe guarded land runs through the south eastern corner of the site and will require land to be set aside, which could be incorporated as part of a larger green infrastructure area.

Updated flood mapping as part of the SFRA and a detailed level 2 flood risk assessment now classifies the site as 100% flood zone 1 with limited low surface water risk.

St Neots 9: Land at Station Road, St Neots

Site reference	St Neots 9	
Site name	Land at Station Road, St Neots	
Site address	Parish(es)	Site area (ha)
Land at Station Road, St Neots	St Neots	2.14

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: - Market and/or affordable housing Commercial: - Retail - Commercial leisure uses	Up to 200 homes Retail and commercial floorspace TBC	Available 2029 - 20234 Build out over 3 years

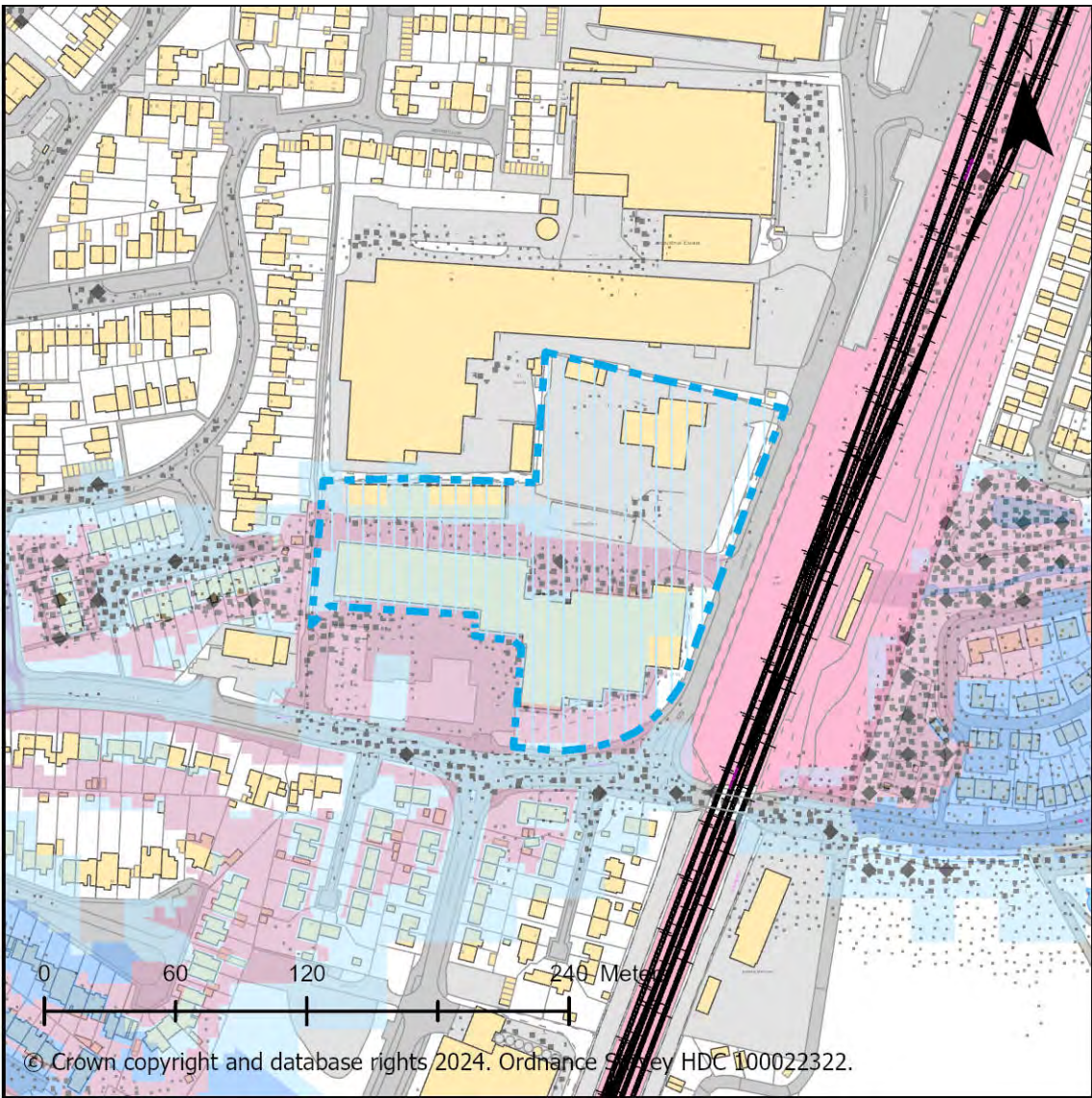
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24125
Relevant planning history	On part of the site 20/01291/FUL for the demolition of existing industrial buildings and erection of a new warehouse (B8 use), with ancillary training facility (D1 use) and offices and associated facilities (B1 use), access and service yard, car and cycle parking, drainage and landscaping was approved in December 2020. This permission has now lapsed.
Land type	Wholly previously developed
Current use of the site	Industrial
Supporting information	None submitted

Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 0.45ha of the site (about 20%) is within flood zone 3b. Approximately 0.77ha is within flood zone 2 (about 35%). This leaves only 0.92ha of the site (some 45%) within flood zone 1	Pass as this is less than 50% of the site is within flood zone 3b.

Fundamental constraints	Status	Outcome
	(this is northern section which had previously benefited from planning permission but has now lapsed).	
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

Suitability and constraints Approximately 0.45ha of the site (about 20%) is within flood zone 3b. Approximately 0.77ha is within flood zone 2 (about 35%). This leaves only 0.92ha of the site (some 45%) within flood zone 1 (this is northern section which had previously benefited from planning permission but has now lapsed). The site is also constrained by surface water flood risk across the site. A culvert runs under the site. No flood risk or drainage strategy has been submitted at this stage. Development across the whole of the site may not be possible but some development could be provided within the part of the site within flood zone 1, the capacity of the site would therefore be significantly reduced. It is classified as being urban land. It is previously developed consisting of several large industrial buildings and	~
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hardstanding. The site is situated within the Station Road Industrial Area Established Employment Area. Immediately to the north of the site are further industrial and commercial buildings. To the west are residential properties, to the east is Station Road and the East Coast Mainline Railway. To the south is a care home and further residential properties. There is no known contamination or pollution on the site, however this will require further investigation and potential a decontamination and remediation strategy due to its current industrial use. The site is not impacted by an oil or gas pipeline. It is however adjacent to the East Coast Mainline Railway which could give rise to enhanced levels of noise pollution which will require mitigation for residential development in particular. There are no nature conservation or heritage designations on the site. There is an existing access into the site from Station Road. The site is previously developed so its development will contribute to the reuse of previously used and regeneration but it would see the loss of commercial uses in a sustainable location. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.	
Availability The site is in the control of a single individual/ company who supports its development. In terms of land control arrangements, the site is investor controlled. There are no known legal restrictions impacting the site. It is at this stage not unknown how the site will be delivered or whether an allocation allocation status is sought. The promoter suggests the land will be available between 2029 and 2034 and take up to 3 years to complete.	+
Achievability The site promoter has identified that all services are accessible within the site and that the public highway is accessible form the site's boundary. There are large industrial buildings to clear and hardstanding to enable the residential led redevelopment of the site. It is unclear from the site submission whether demolition of all buildings will be required or whether some could be retained and potentially modernised for the proposed retail and commercial uses. Land remediation will also need to be undertaken. The developable area of the site may have to be significantly reduced if the flood risk cannot be overcome on the site for residential development, instead focused in the northern half of the site. This will likely impact the capacity for the site and potential viability of redeveloping it.	~
Deliverability / developability	~

There are potentially several large industrial structures on site to clear. The site promoter states that it is not unknown how the site will be delivered but the site will be available post 2028. Therefore the site is categorised as potentially developable if the constraints identified are addressed and mitigated or a smaller development area consisting of the northern half of the site is pursued.	
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Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes on the basis that some development could be accommodated within the part of the site that is classified as being flood zone 1.
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • The majority of the site is constrained by fluvial flood risk (20% in flood zone 3b and 45% in flood zone 2) with 45% of the site in flood zone 1 • The site is previously developed land in industrial/ commercial use • The site could be integrated into the surrounding area • Proximity to the East Coast Mainline Railway could increase the likelihood noise light, and visual pollution which will require mitigation • Is in a highly sustainable location with very good accessibility to St Neots town centre, shops, leisure and cultural facilities and public transport • It is located within an Established Employment Area, the loss of some 2ha of employment land in such a location is a key issue • Not constrained by nature conservation or heritage designations In combination the outcomes of the LAA and SA indicate that the site: • Is inappropriate for redevelopment as it would result in the loss of 2ha of employment land in a highly sustainable location. This loss could fundamentally impact the wider established employment area and job opportunities in key industrial and commercial industries. Also residential uses are more vulnerable uses in terms of flood risk.

HDC's Delivery Calculations

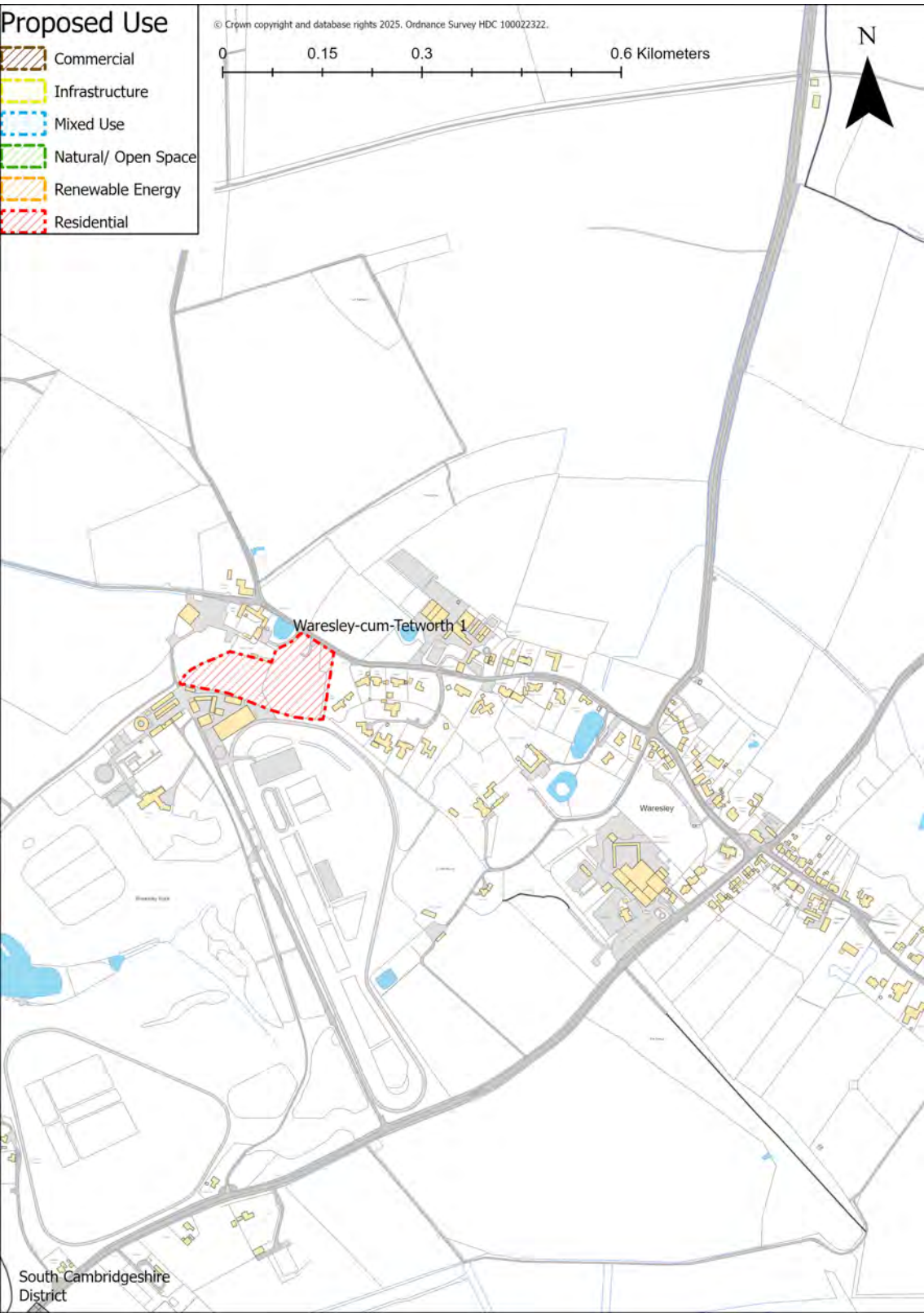
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for residential development.	N/A	N/A

Updates after the Initial Assessment

In response to the Spring 2025 consultation on additional sites, the site promoter stated that their site is within flood zone 1. The EA flood map show that the centre of the site is within flood zone 3a. They state surface water risk, contamination, and noise can all be mitigated through redevelopment and a flood risk assessment has not been submitted to address flood risk. As such the site assessment remains unchanged.
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Waresley-cum-Tetworth

- 17.22 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:
- Waresley-cum-Tetworth 1: Land between the West Lodge and Home Farm, Waresley



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



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

Site reference	Waresley-cum-Tetworth 1	
Site name	Land between the West Lodge and Home Farm, Waresley	
Site address	Parish(es)	Site area (ha)
Land between the West Lodge and Home Farm, Waresley	Waresley-cum-Tetworth	1.6

Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Self and custom build housing	5 plots	Available 2024 to 2028 Build out over 1 year

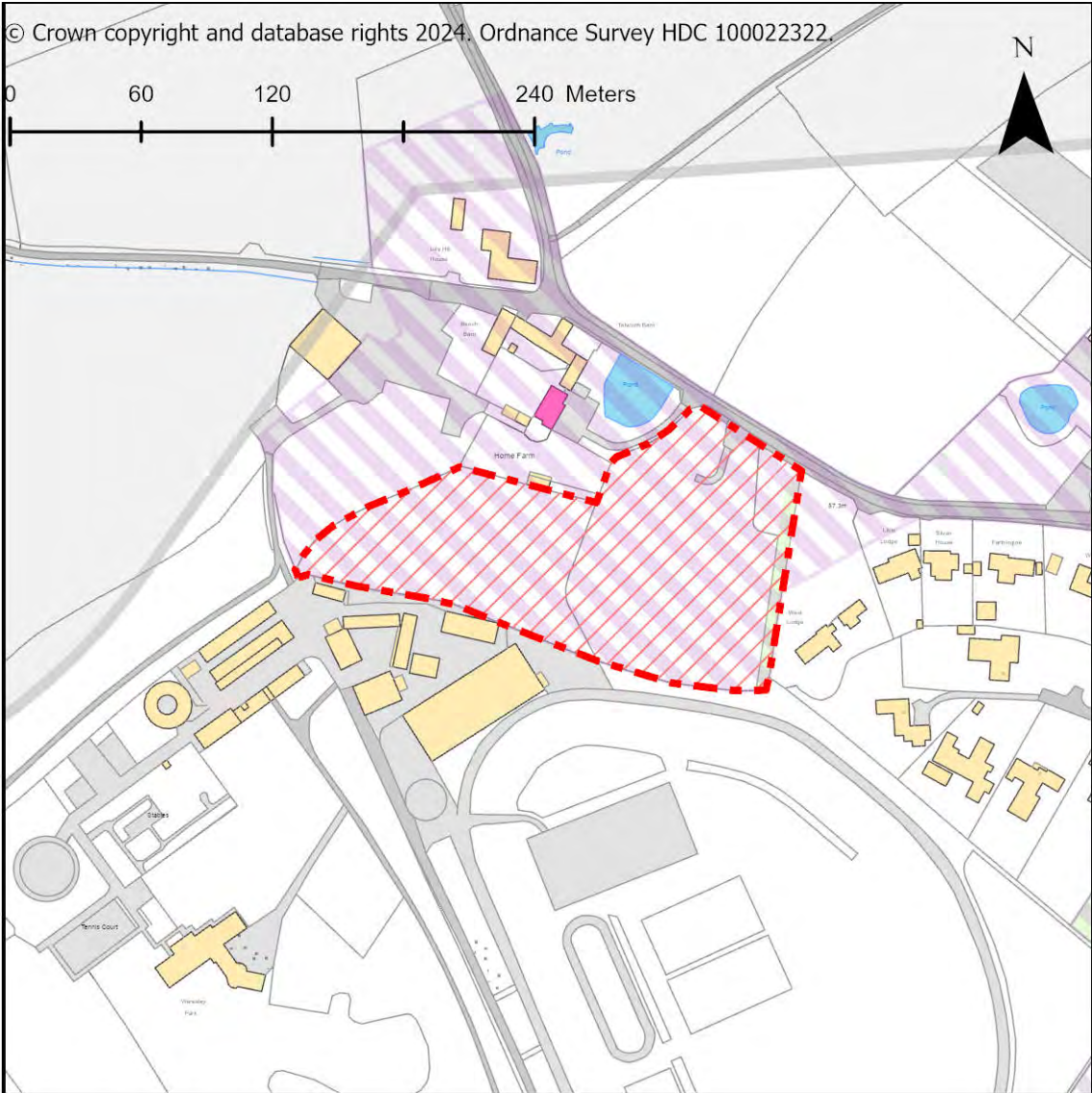
Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-24239
Relevant planning history	24/00933/CLED to regularise and make lawful the use of the Land Between the West Lodge and Home Farm, Waresley, Sandy as domestic garden. This was approved in October 2024.
Land type	Garden land
Current use of the site	Residential use
Supporting information	Existing Site Plan (drawing number: 24009S0001, revision B) (June 2024)

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 promoter has set out that 'the site comprises maintained garden land and mature tree coverage along the eastern and southern boundaries before extending into the western section of the site, which has been domesticated by the landowner. The site has been subject to a recent (October 2024) Certificate of Lawfulness confirming that the site has been used as domestic garden land for more than 10 years (LPA Ref: 24/00933/CLED).' The site is wholly located within flood zone 1 with no recorded risk form surface water flooding. It is wholly classified as being grade 3 agricultural land. All of its edges are heavily vegetated apart form its northern edge where it fronts onto Manor Farm Road. The western half of the site has dense tree and vegetation cover and it is proposed that this will be retained with only built development proposed on the grassed amenity area which where there are no trees within it. It is located between the residential properties of West Lodge (to the east) and Home Farm (to the west), with it wrapping around the southern boundary of Home Farm. Waresley Stud Park to the south of the site has various commercial and equestrian buildings. There is no known contamination or pollution on site and no oil or gas pipelines run through the site. There are no nature conservations designations on site, however it is heavily vegetated with a woodland on site so there may high quality habitats and species within the site and some trees along its eastern edge are protected under an area TPO. It is wholly located within a conservation area and there is the the grade II listed Home Farm immediately to the north of the site. There is an existing access into the site from Manor Farm Road which is gated. The site is greenfield land so it would not contribute to the reuse of previously developed land or regeneration. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.	~
Availability The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter identifies that an allocation status is sought for the site and then it will be sold to a third party for obtaining planning permission and development. It will be available between 2024 and 2028 and could 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. Heritage, landscape and ecology are key constraints that need to be overcome as part of a masterplan for the site. The site	~

promoter has identified that built development will be on the grassed amenity land and no built development will take place on the woodland area of the site. The development can link into the existing tracks that are present within the woodland and enhance the biodiversity and habitat on site through BNG opportunities.	
Deliverability / developability There are no structures to clear, however there are cumulative constraints to overcome. The site promoter seeks an allocation status for the site, therefore it is categorised as being developable.	~

Progression of Site through to Sustainability Appraisal

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

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site: • Is classified as being grade 3 agricultural land but has been demonstrated through a planning decision that it is in residential use • It is not constrained by fluvial or surface water • Remote from natural greenspace • Remote form designated nature conservation designations • Development may have an impact on the setting of the grade II listed Home Farm an also impact the conservation area • Located on the northern edge of Waresley within the main built form, it has a rural feel due to the extensive trees along its edges. Development across the whole of the site would have significant adverse impact, however some development on the eastern part of the site (0.94ha) which is in use as grassed amenity land could be of a scale that could be integrated into the existing place and community. • Has good accessibility to employment opportunities within Great Gransden • Has good accessibility to leisure and cultural facilities, primary education and public transport In combination the outcomes of the LAA and SA indicate that the site: • Is potentially appropriate for built development as long as this was focused on the grassed amenity area and the existing woodland retained. Connectivity to the existing trackways within the woodland part of the site should be included within the build development to provide interconnectivity and access.

HDC's Delivery Calculations

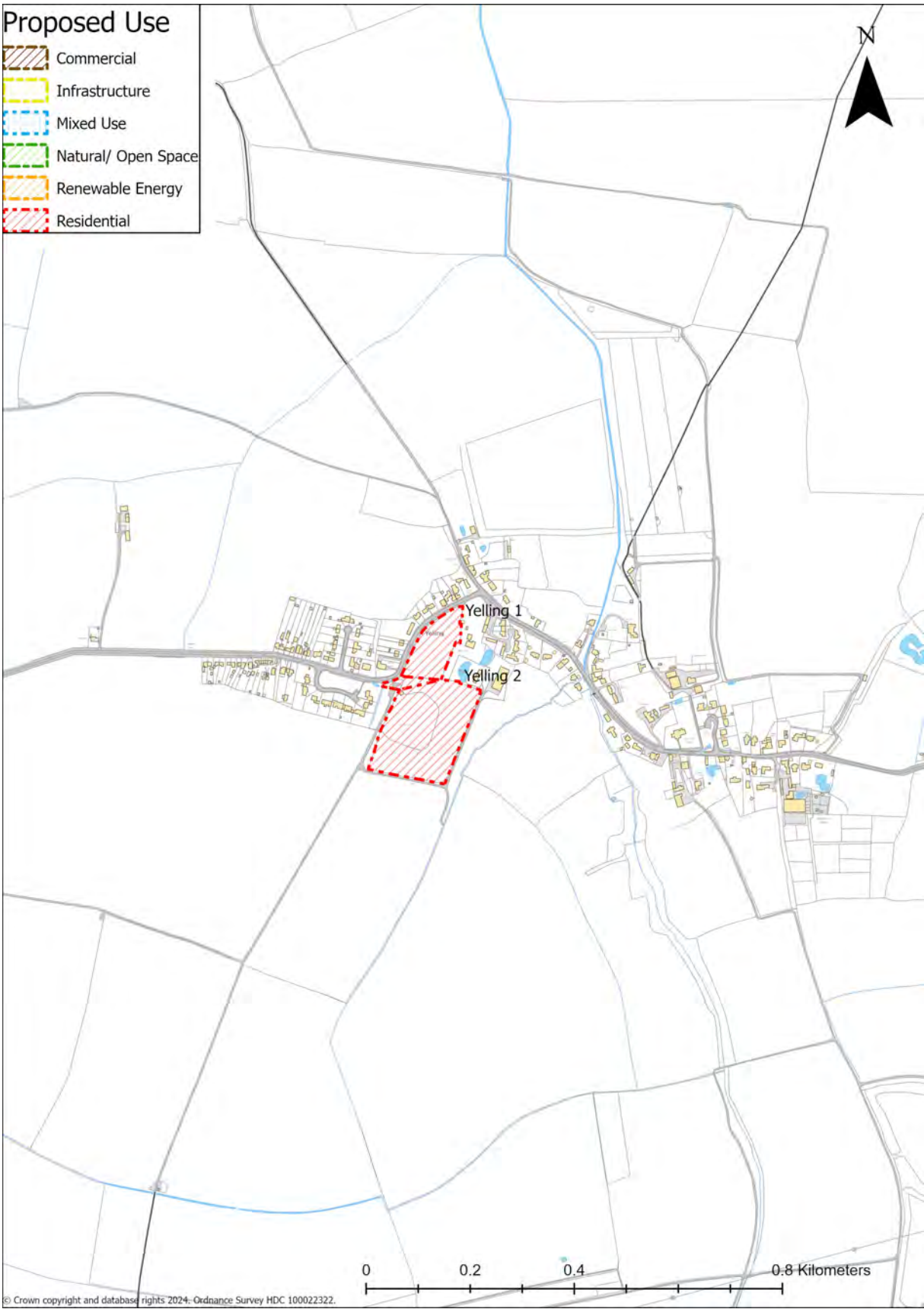
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.6ha Remove 0.66ha of the site that is existing woodland. 50% net developable area to allow sufficient landscaping and connections to the trackways within the woodland to ensure an integrated development between both parts of the site. 0.94 ha x standard proportion of 50% = 0.47 ha	Residential - self and custom build houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 0.47 ha x 25 dph = 12 homes. 0.66ha for open spaces and BNG opportunities	Available post 2028, subject to allocation status Build out over 1 year in line with site promoter's intention

Updates after the Initial Assessment

Yelling

17.24 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Yelling : Land West of Manor Farm, Yelling
- Yelling 2: Land South of Manor Farm, Yelling



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



Yelling 1: Land West of Manor Farm, Yelling

Site reference	Yelling 1	
Site name	Land West of Manor Farm, Yelling	
Site address	Parish(es)	Site area (ha)
Land West of Manor Farm, Yelling	Yelling	1.09

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	15 homes and 5 plots	Available 2024 - 2028 Build out over 2 years

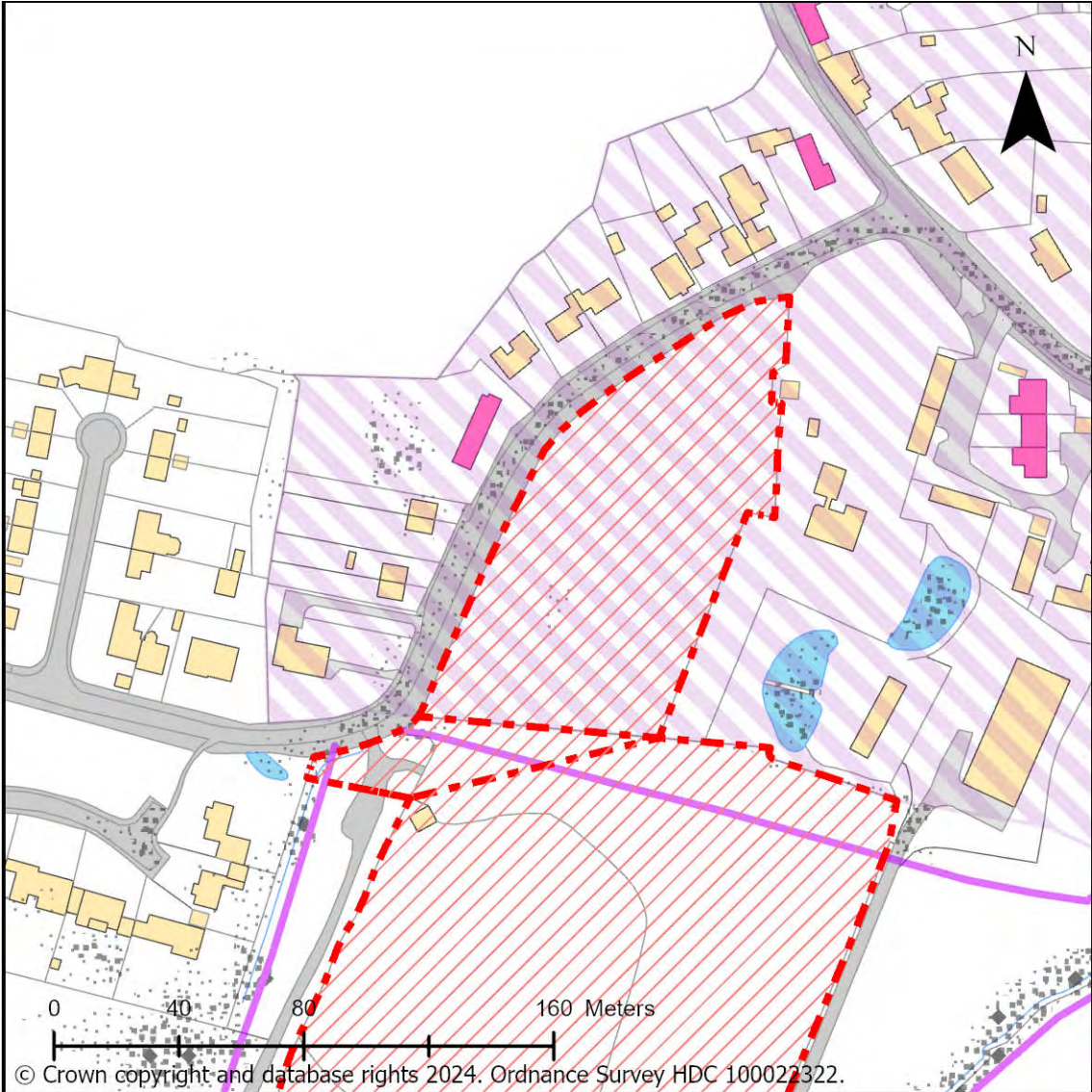
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:269
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Paddock land
Supporting information	None

Fundamental Constraints

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

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



Assessment of Site Potential

Context, constraints and potential suitability	~
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The site is wholly in flood zone 1 and is classified as grade 3 agricultural land currently used for pasture with a few individual trees in the southern part. The site is broadly level with a very slight slope to the east as part of the wider topography to its surrounding areas. The northern and western boundaries of the site adjoin High Street with residential properties across the road; the boundaries comprise mature trees and hedges which reduce exposure to the adjoining residential developments. The eastern boundary comprises a variety of hedges, trees and outbuildings associated with Manor Farm. The southern boundary is more distinctive as it is open to the adjoining former cricket club and open field. The landscape impact of development would be limited given the extensive boundary trees and hedging around most of the site. However, the impact from the southern aspect would be noticeable particularly from the public right of way that crosses the south western corner of the site and continues north east of the cricket pitch as a clear view over the site can be obtained from the path and the cricket pitch. Substantial planting would be needed to screen development from the southern aspect. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. Although the site is within the Yelling conservation area, it contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site nor are any of the trees on site designated with tree protection orders. The site has a field access from the High Street shared with the former cricket pitch and field (Yelling 2). It would be necessary to enhance this access to facilitate development. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site and does not include a mineral safeguarding area.	
Availability The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The promoter suggests the land would be available 2024-2028 and anticipates seeking allocation status then selling the site to a third party for development. Given the timescales anticipated to achieve the desired allocation availability post 2028 is more realistic.	+
Achievability All main services are accessible from the site boundary except for gas supply. 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 has an existing field access from the High Street although this crosses a public right of way which would need to be retained. It is approximately 1.9kms west of the B1040.	~

There are no built structures on the site that require clearance. The site promoter suggests residential development of 15 homes with a small proportion of custom and self build plots although there is no certainty over how these would be secured.	
Deliverability / developability There are no known legal or ownership constraints. The site being within the conservation area means that any future development will need to be sensitive to its impact on the character and appearance of the conservation area and nearby listed buildings. 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 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 limited accessibility to shops, primary education, local leisure and community facilities - Has limited public transport access and access to employment opportunities - Reasonable connectivity to the strategic road network - Small scale development could be integrated into the existing place and community - Is within the Yelling conservation area and the setting of a grade 2 listed building In combination the outcomes of the LAA and SA indicate that the site: - May be appropriate for built development - Would contribute to the housing needs of the district - Would need to be sensitive to its impact on the character and appearance of the conservation area and the setting of a listed building.
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.09 ha	Residential use - market and/ or affordable housing	Available post 2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
80% net developable area to allow for adequate of landscaping 1.09 ha x 80% = net developable area of 0.87 ha	Custom and self-build housing Very low density of 25 dph anticipated due to the edge of village location. Capacity = 25 x 0.87 = 21 homes/plots	Build out over 2 years

Updates after the Initial Assessment

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Yelling 2: Land South of Manor Farm, Yelling

Site reference	Yelling 2
Site name	Land South of Manor Farm, Yelling

Site address	Parish(es)	Site area (ha)
Land South of Manor Farm, Yelling	Yelling	3.01

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	40 homes and 5 plots	Available 2024 - 2028 Build out over 2 years

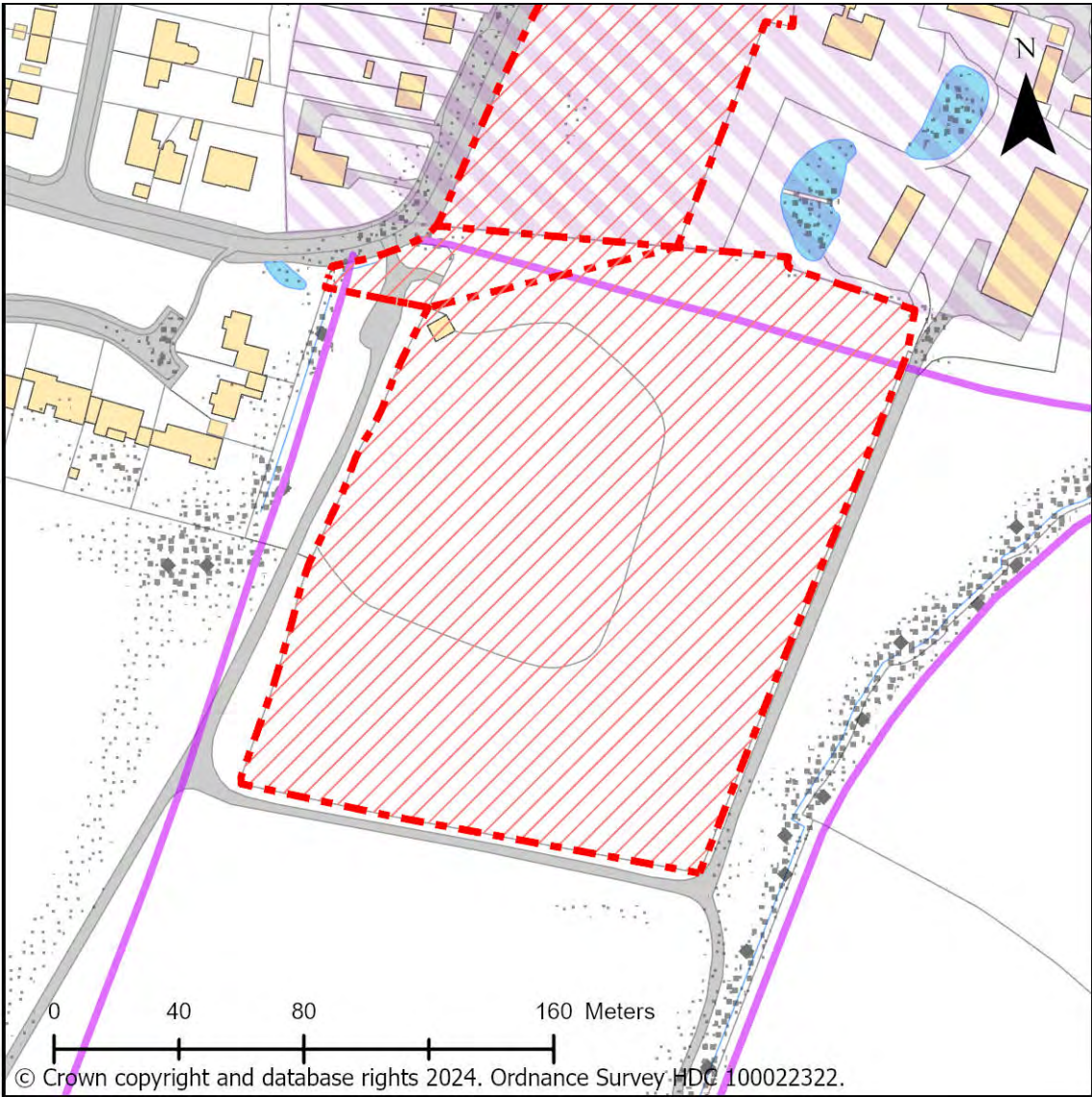
Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:274
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Other (vacant grassland and former cricket club)
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

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 in flood zone 1 and is classified as grade 3 agricultural land. It contains an area formerly used for the Cricket Club with a small clubhouse building. The site is relatively flat with a very slight slope downwards to the east contiguous with the topography of the wider area. The western boundary comprises mature trees and hedging separating the site from a track and public footpath which sit between the site and the rear gardens of three houses on High Street to the northern half and open countryside on the southern half. The southern boundary comprises a less dense hedgerow and intermittent trees again adjoining a track separating the site from the open countryside. The planting reduces exposure to the adjoining residential development to the west and the open countryside to the south. The northern boundary is open to the adjoining paddock with land and outbuildings associated with Manor Farm on the north eastern corner. The eastern boundary is entirely open to a farm track with open countryside beyond with limited screening from trees and shrubs along a nearby drainage ditch. Development of the site would be visible from northern and eastern boundaries and a strong landscaping buffer would be required to mitigate impact on the adjoining countryside to the east and paddock land to the north and the existing southern boundary planting would need reinforcing. The landscape impact of development on the site would be quite high given its limited boundary screening and relationship with the open countryside. There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. Although the site lies next to the Yelling conservation area, it contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site and no tree preservation orders. The site has a field access from the High Street shared with the land to the north (Yelling 1). It would be necessary to enhance this access to facilitate development. The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site and does not include a mineral safeguarding area.	
Availability The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. Part of the site was used as a cricket ground but the Cricket Club ceased playing in 2021. The promoter suggests the land would be available 2024 - 2028 and seeks to obtain an allocation before selling the site to a third party for development.	+
Achievability The site promoter states that all main services are accessible from the site boundary except for a gas supply. The site comprises broadly level ground and there are no known topographical challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from a track road that connects	~

to High Street although it would require significant upgrading. It is located approximately 2kms from the B1040 to the east. The site is a disused cricket ground and has a small clubhouse on it that would require clearance. The site promoter suggests residential use with a small proportion of custom and self build plots although there is no certainty over how these would be secured.	
Deliverability / developability There are no known legal or ownership constraints. Future development will need to be sensitive to the setting of the conservation area adjoining the site to the north. 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 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 limited accessibility to shops, primary education, local leisure and community facilities - Has limited public transport access and limited access to employment opportunities - Intensification of use of the field access which connects the site to the highway network may not be ideal and would require further scoping - Small scale development could be integrated into the existing place and community - Is adjacent to the Yelling conservation area and the setting of a grade 2 listed building In combination the outcomes of the LAA and SA indicate that the site: - Is inappropriate for a built development as it would not reflect the character of Yelling and would be of a scale inappropriate to the village.

HDC's Delivery Calculations

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

Updates after the Initial Assessment

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